



## Apartment Two-bedroom (3+kk)

€ 505 868 | CZK 12 500 000

75 m², Karlovy Vary, Boží Dar





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Total area	101 m²
Floor area*	75 m²
Terrace	26 m²
Parking	Garage parking space
Cellar	Yes
Service price	1 800 CZK monthly
PENB	G
Reference number	41640

This apartment with a large terrace, a parking space, and high-standard facilities is located directly in Boží Dar, an attractive tourist summer and winter border resort in the heart of the Krušné Mountains.

The layout of this garden apartment is divided into a corner living room with a dining area, kitchen, and access to the **terrace**, 2 bedrooms, a hallway, a bathroom, and a separate toilet with a bidet.

Facilities include **wooden floors**, plastic five-chamber profile windows with **exterior blinds**, a fire security entrance door, a **central vacuum cleaner**, a tiled stove with a fireplace insert, hot air heating in all rooms from the stove, central heating with a gas boiler with **remote control heating by GSM modem**, a shower with a **steam generator**, Wi-Fi and data network in all rooms, lighting and electrical socket on the terrace. There is a separate entrance to the terrace from the garden. The kitchen is fully equipped with built-in Nardi appliances in a retro style. The unit comes with a **20 m² large cellar**, a **parking space**, and the possibility to use a shared boot and ski storage room.

The city with a poetic name offers everything you need for a happy stay. There is a popular ski resort, in summer you can use a wide network of **hiking and biking trails**. There are several indoor pools and **water parks** within easy reach, both on the Czech and German side. The drive from Prague takes less than 2 hours, which will be shortened after the completion of the D7 highway.

Floor area 74.83 m², terrace 25.76 m², cellar 20.18, lockable ski cubicle 1.3 m²

\* Size of the unit according to the Housing Act.  
The area consists of the sum total of the internal area of every room.

