



## Historic property Nineteen-bedroom (20+kk)

€ 1 175 041 | CZK 29 000 000

Mariánské Lázně, Ruská





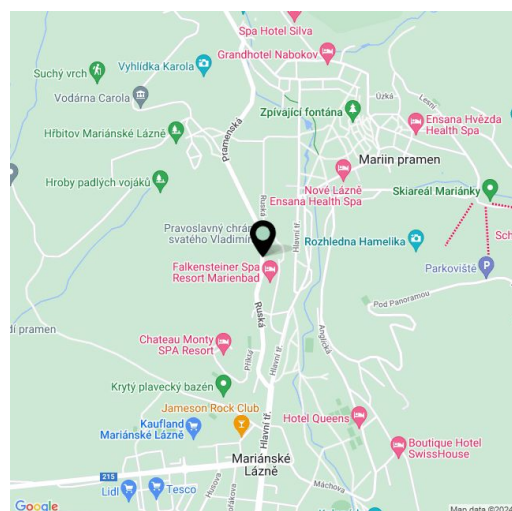


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Usable area	14 750 m <sup>2</sup>
Garden	1 217 m <sup>2</sup>
Plot	4 382 m <sup>2</sup>
Parking	Yes
Reference number	103837



This historic house built in 1909-1910 in an eclectic style according to the designs of Ignatz König, with extensive building plots (3,935 sq. m.) allowing for further construction, offers the possibility of use as a residential project, hotel, or home for the elderly thanks to its location and high level of buildability. A valid building permit is currently available for the construction of an exclusive hotel with a gross floor area of 14,750 sq. m. The property is located in a lucrative place in the center of the spa town of Mariánské lázně.

### Key investment criteria

- high rate of construction
- the territory is intended for spas, public accommodation, and housing - apartment buildings, spas, complex of spa treatment rooms and buildings for public accommodation and catering are permissible here
- valid building permit for the reconstruction and extension of two buildings - 5\* Spa & Wellness hotel, restaurant, approx. 3,300 sq. m. relaxation zone (sauna world, private spa, sports pool, relaxation pool, salt floating pool, pool bar, salt cave, 5 themed saunas, a separate section for Ayurvedic medicine and massages)
- total gross floor area after construction of the extension is 14,750 sq. m.
- the project is for the construction of up to **120 rooms with 252 beds**
- the possibility of creating **64 garage spaces** with the eventual extension of a stacker with a total of 99 spaces
- sale of a company (share deal)
- sole 100% owner of the company

### Property description

- a building with 6 above-ground floors and 1 underground floor
- the current building is almost in its original form
- condition prior to reconstruction
- used as a hotel in the past, later as a school building
- total land area of 3,935 sq. m.
- the plots form a continuous unit

### Location

The corner building has stood in **the center of Mariánské Lázně** since its heyday at the beginning of the 20th century. it's located in the monument zone and Slavkovský forest PLA. The building is easily accessible via Ruská and Pramenská streets, and there is a bus stop nearby. In the



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vicinity is a landscaped **forest park** suitable for strolls, and Hlavní Street is a 5-minute walk away.

