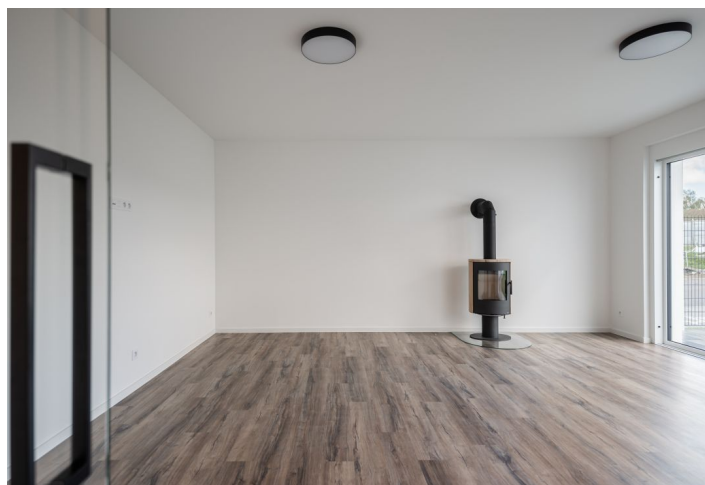




Apartment Three-bedroom (4+kk)

€ 335 570 | CZK 8 500 000

120 m², Karlovy Vary, Otovice, K Panelárně





Apartment Three-bedroom (4+kk)

€ 335 570 | CZK 8 500 000

120 m², Karlovy Vary, Otovice, K Panelárně

Total area	120 m ²
Garden	150 m ²
Parking	2 outdoor parking spaces
Cellar	-
PENB	A
Reference number	105883

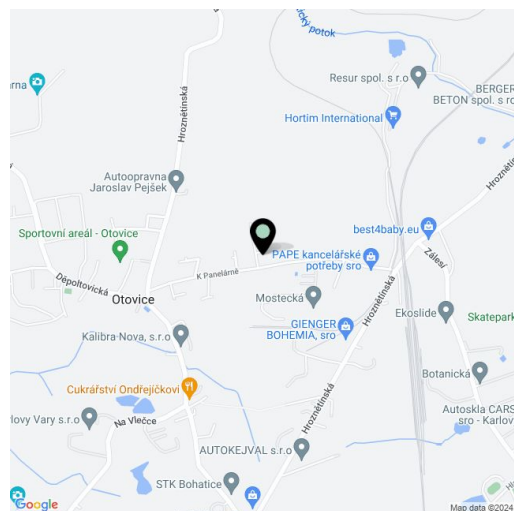
This two-story energy-efficient apartment with a terrace, private garden, and 2 parking spaces is located in a family house with 3 residential units in the village of Otovice, just a few minutes' drive from the popular spa town of Karlovy Vary. The new project showcases functional architecture with a central public space for neighborhood gatherings around the fire pit and grill.

The ground floor of the modern **duplex apartment** consists of a living room with a dining area, a kitchen, and access to the **terrace** and private **garden**, as well as a study, a utility room, a separate toilet, a vestibule, and a corridor with a staircase to the upper floor. There is a master bedroom with a **walk-in wardrobe**, 2 other bedrooms, a bathroom with a bathtub, a 2nd bathroom with a shower, and a hallway. The property also includes 2 outdoor **parking spaces**, a storage cubicle, and a woodshed.

The apartment will be finished with final surfaces, and the kitchen and lighting can be implemented for an additional fee at the request of the future owner (**photos are from a model apartment**). Facilities include plastic-aluminum windows (with a large-format variant on the ground floor), vinyl flooring in wood decor, a preparation for a **central vacuum cleaner**, a chimney (a stove or fireplace insert can be installed for an additional fee), and a preparation for photovoltaic panels. The supply of fresh air is taken care of by **recuperation**, and a **heat pump** provides an efficient method of heating. A rainwater **retention tank** is embedded on the property.

In the quiet village of **Otovice** is a kindergarten and elementary school, a children's playground, and a **beautiful quarry** suitable for swimming. All other civic amenities are available in neighboring **Karlovy Vary**, a 6-minute drive away. The location offers many leisure activities, from **spa tourism**, culture, quality gastronomy, to winter fun in the nearby **ski areas** of Merklín (10 km), Abertamy (20 km), or **Klínovec** (30 km).

Floor area 120.42 m², terrace 12.80 m², garden 150 m², warehouse, parking space 46 m².



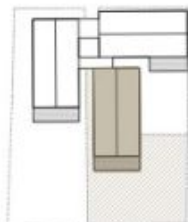
* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



Apartment Three-bedroom (4+kk)

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VILADŮM LEOŠ JANÁČEK - VILA ZDENA

1.1	zábaví	6,60 m ²
1.2	pracovna	7,08 m ²
1.3	technická místnost	4,73 m ²
1.4	chodba	4,59 m ²
1.5	toaleta	1,60 m ²
1.6	obytný prostor s kuchyní a jídelnou	34,01 m ²
S	schodiště	3,55 m ²
1.7	chodba	4,81 m ²
1.8	pokoj	11,27 m ²
1.9	pokoj	11,79 m ²
1.10	koupelna s vanou a WC	7,63 m ²
1.11	šatna	4,46 m ²
1.12	ložnice	12,47 m ²
1.13	koupelna s WC	3,18 m ²

celková užžitná plocha	117,77 m ²
podlahová plocha	120,42 m ²
terasa	12,80 m ²
plocha zahrada	150,00 m ²
parkovací stání, vstup	46,00 m ²