



Historic property

Karlovy Vary, Karlovy Vary, Slovenská

Ask for price





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Total area	4 655 m ²
Foot print	2 038 m ²
Plot	9 497 m ²
Parking	28 outdoor parking spaces and an underground garage
PENB	D
Reference number	106023

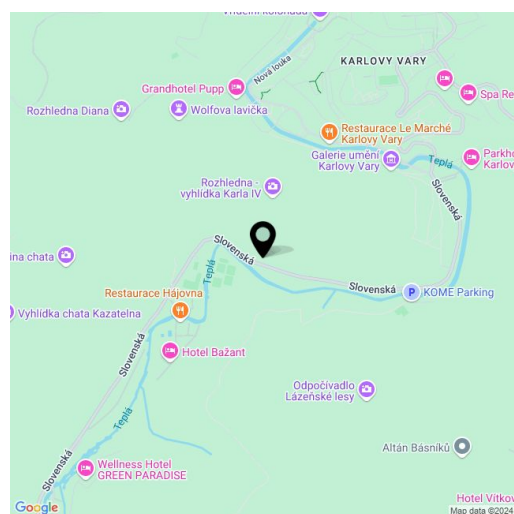
This large historical building—an original spa cafe and restaurant—rebuilt and completely equipped for the needs of a school is a complex with modern classrooms, accommodation for teachers and pupils, offices, and warehouse space. Located in the outskirts of Karlovy Vary near the airport, by the Teplá River and deep forests full of with paths for pedestrians and cyclists.

Key investment criteria

- historical value: the main building was built in **1819–1823**
- excellent condition, **completely renovated**
 - gross floor area of the buildings **4,655 m²**
 - gross floor area of A building 1,115 m²
 - gross floor area of B building 1,290 m²
 - gross floor area of C building 1,803 m²
 - gross floor area of the dining room 419 m²
 - gross floor area of the gatehouse 27 m²
- complete high-standard equipment
- parking: **underground garage** and **28 outdoor designated spaces** in the western and eastern parts of the plot
- approx. 10 minutes from the **Karlovy Vary International Airport**
- according to the zoning plan, catering and accommodation services, facilities and areas for education, social services, family care, health services, culture, public administration, science and research, church purposes, and protection of the population are permitted
- **SPV sale** (share deal)

Property description

- main building approved after reconstruction in 2014
- wooden windows and wooden interior doors by the Vltavín Czech manufacturer
- tiles and lamps from foreign brands
- accommodation for students
- **21 units/apartments for teachers**
- **16 offices and classrooms**
- historic common room in building B
- dining room capacity **120-130 people**
- professional kitchen with above-standard equipment
- **elevators** (in buildings A, C)
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EPS, **security system** with a connection to a PCO desk

- outdoor cooling unit by the EMMETI brand
- heating by a gas boiler with Viessmann boilers
- access to the property through two main gates

Location

The complex is located approx. 2.5 km from the **center of Karlovy Vary** and 7.5 km from the **airport**, via the road bordering the Teplá River and heading to Březová. Thanks to a **private footbridge**, direct access to the surrounding forests, **bike paths and hiking trails**, such as the **Beethoven trail**, is possible. There is a **sports field** with tennis courts and a badminton hall in the immediate vicinity.

