



## Apartment One-bedroom (2+kk)

€ 207 834 | CZK 5 220 800

80 m<sup>2</sup>, Karlovy Vary, Karlovy Vary, nábřeží Jana Palacha





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Total area	82 m <sup>2</sup>
Floor area*	80 m <sup>2</sup>
Balcony	2 m <sup>2</sup>
Parking	-
Cellar	Yes
PENB	G
Reference number	106144

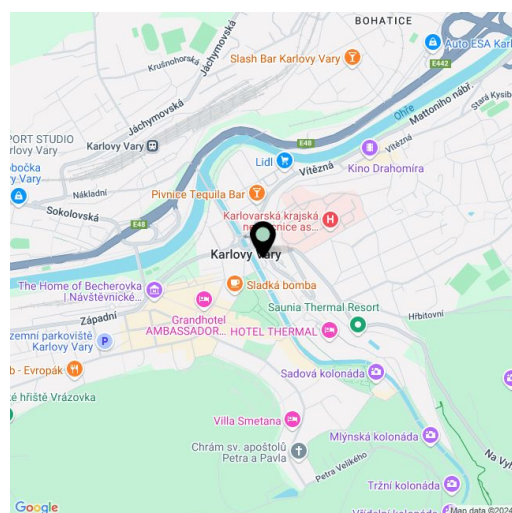
This bright apartment with a small balcony is located on the 2nd floor of a brick apartment building, which stands in a cul-de-sac at the confluence of the Teplá and Ohře rivers in Karlovy Vary, close to a full range of amenities.

The interior consists of a large corner living room with a **balcony**, a partially separate kitchen with a dining area, a bedroom, a bathroom (bathtub, sink, toilet, **bidet shower**), an entrance hall, and a utility room with a connection for a washing machine. The living room with a balcony faces **northeast and northwest**, and the bedroom northwest.

The apartment was **renovated in 2024**. Facilities include floating laminate floors and wooden windows with double glazing. The kitchen is equipped with built-in Electrolux appliances (induction hob, 45 cm wide dishwasher, electric and microwave oven), Elica extractor hood, and a free-standing **Samsung** fridge, which can be purchased. Heating is provided by Sencor electric direct heaters, the bathroom has underfloor heating. If you are interested, the equipment shown in the photos can be kept in the apartment for an additional fee, including **stylish unused wooded furniture** by the **Stará krása** brand. The apartment has a **cellar**, the building has a new roof, wiring, and risers, and the **elevator** stops at the mezzanine level.

A convenient location on the **waterfront** close to a supermarket, hospital, state and private kindergartens, elementary school, bus terminal and railway station, easy access by car to road No. 6, which is connected to the D6 highway to Prague. Karlovy Vary is a **city of short distances**, it stands out for its **rich cultural life**, many restaurants and cafes, as well as the **beautiful surrounding nature with impressive views**. Great advantages also include the proximity of the **Ore Mountains**, the **Slavkovský les PLA**, and the border with **Germany**.

Floor area 80.32 m<sup>2</sup>, balcony 2.08 m<sup>2</sup>, cellar cubicle 2.90 m<sup>2</sup>.



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