



## Apartment building

Karlovy Vary, Karlovy Vary, Slovenská

Ask for price





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Total gross floor area of the building	4 655 m <sup>2</sup>
Plot	9 497 m <sup>2</sup>
Foot print	2 038 m <sup>2</sup>
Parking	28 outdoor parking spaces and an underground garage
Cellar	-
PENB	D
Reference number	106393

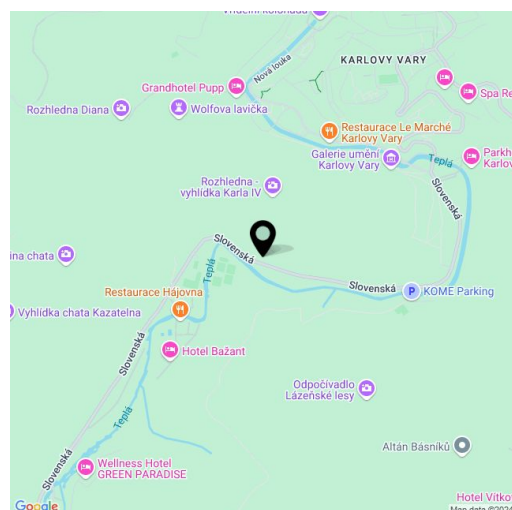
An offer of a large historical building of the original spa cafe and restaurant, rebuilt and completely equipped for the needs of the school. The complex with modern classrooms, accommodation for teachers and pupils, offices and warehouses is located in the outskirts of Karlovy Vary near the airport, by the Teplá River and deep forests interwoven 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 m<sup>2</sup>**
  - gross floor area of A building 1,115 m<sup>2</sup>
  - gross floor area of B building 1,290 m<sup>2</sup>
  - gross floor area of C building 1,803 m<sup>2</sup>
  - gross floor area of the dining room 419 m<sup>2</sup>
  - gross floor area of the gatehouse 27 m<sup>2</sup>
- complete high standard equipment
- parking: **underground garage**, and **28 outdoor designated spaces** in the western and eastern parts of the land
- approx. 10 minutes from **Karlovy Vary International Airport**
- according to the spatial 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)

### Description of the property

- main building approved after reconstruction in 2014
- wooden windows, interior doors made of solid wood from the Vltavin Czech manufacturer
- tiles and lamps from abroad
- accommodation for students
- **21 flats/apartments for teachers**
- **16 offices and classrooms**
- historic common room in building B
- dining room capacity **120-130 people**
- professional kitchen equipped above standard
- 





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**elevators** (in buildings A, C)

- EPS, **security system** with connection to the PCO desk
- outdoor cooling unit of the EMMETI brand
- heating by a gas boiler with Viessmann boilers
- entrance 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**, by the road bordering the Teplá River and heading to Březová. Thanks to a **private footbridge**, direct access to the surrounding forests, **cycle 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.

