





⊞ 105 m² ∭ Vřídelní, Karlovy Vary, Karlovy Vary Region ⊜ 16 250 000 CZK



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Order number	RP-AQUAMARINE	Price	16 250 000 CZK
Address	Vřídelní, Karlovy Vary, Karlov Vary Region	<b>У</b> Туре	Apartments
Disposition	3 + kitchenette	Usable area	105 m²
Floor area	105 m²	Energy performance of the building	G - Extremely uneconomical
Floor	5th floor	Lift	Yes

## **About real estate**

We offer a luxuriously furnished designer apartment "Aquamarine" in the newly renovated historic Rubin Palace building, in the heart of Karlovy Vary, on Vřídelní Street by the spa colonnade. It is a duplex apartment on the 4th and 5th floors of this attractive residential building with an elevator. The 3+kt layout is spread over a floor area of 105 sqm.

The building was constructed in 1897 according to the plans of Karlovy Vary architect Karel Heller. As a listed building, it was completely renovated in 2016 according to Italian engineer Stefano Stramigioli and completed by architects from the Soukup studio. Seven luxury apartments with spacious terraces in the courtyard or balconies facing the colonnade were created here.

The Aquamarine duplex apartment has a spacious living room on the lower level with a fully equipped kitchen and windows overlooking the quiet, stylish courtyard of the house. At the rear, there is a staircase leading to the attic. There is also a bedroom with its own bathroom and toilet. A separate toilet is accessible from the entrance hall. In the attic, Aquamarine has another bedroom with its own bathroom and dressing room. The apartment has been exclusively furnished according to the design of the well-known German designer Simona Fritz (see photo and video). It offers peace, luxury, and comfort in a house on the colonnade. Without any modifications, it is possible to immediately start living in high comfort or rent out the apartment.

The location of the house is one of the most attractive in the city thanks to the spa colonnade, attractive shopping area, and renowned restaurants. Civic amenities in Karlovy Vary are of a high standard, including medical care and education. Transport accessibility is smooth via the ever-lengthening D6 motorway or public transport—trains and buses. You can reach Prague in about an hour and a half, and within half an hour you can be in the countryside or on the slopes in Boží Dar and continue on to the German side for sports, shopping, or culture.

We will be happy to provide more information at our office.

The PENB G category is only temporary; the energy label is currently being prepared.

The order	Layout	Floor	Usable area	Living area	Terrace / Balcony / Loggia	Garden	Price
RP-TOPAZ	2 + kitchenette	2nd floor	63 m²	63 m²	20 m² / No / No	No	11 250 000 CZK
RP-DIAMOND	3 + kitchenette	1st floor	238 m²	238 m²	30 m² / 7 m² / No	No	22 500 000 CZK
RP-EMERALD	4 + kitchenette	5th floor	162 m²	162 m²	11 m² / No / No	No	25 000 000 CZK
RP-AMETHYST	2 + kitchenette	3rd floor	62 m²	62 m²	No / No / No	No	10 750 000 CZK
RP-SAPPHIRE	3 + kitchenette	3rd floor	91 m²	91 m²	No / 8 m² / No	No	17 500 000 CZK
RP-AOLIAMARINE	3 + kitchenette	5th floor	1052	1052	No / No / No	No	16 250 000 C7K