



105 m<sup>2</sup> Vřídelní, Karlovy Vary, Karlovy Vary Region 16 250 000 CZK



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

**Ing. Šárka Tichá**

PROJECT MANAGER

sarka.ticha@luxent.cz

+420 734 445 445

Order number	<b>RP-AQUAMARINE</b>	Price	<b>16 250 000 CZK</b>
Address	<b>Vřídelní, Karlovy Vary, Karlovy Vary Region</b>	Type	<b>Apartments</b>
Disposition	<b>3 + kitchenette</b>	Usable area	<b>105 m<sup>2</sup></b>
Floor area	<b>105 m<sup>2</sup></b>	Energy performance of the building	<b>G - Extremely uneconomical</b>
Floor	<b>4th floor</b>	Lift	<b>Yes</b>

## 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 m <sup>2</sup>	63 m <sup>2</sup>	20 m <sup>2</sup> / No / No	No	12 000 000 CZK
RP-DIAMOND	3 + kitchenette	1st floor	238 m <sup>2</sup>	238 m <sup>2</sup>	30 m <sup>2</sup> / 7 m <sup>2</sup> / No	No	22 500 000 CZK
RP-EMERALD	4 + kitchenette	4th floor	162 m <sup>2</sup>	162 m <sup>2</sup>	11 m <sup>2</sup> / No / No	No	25 000 000 CZK
RP-AMETHYST	2 + kitchenette	3rd floor	62 m <sup>2</sup>	62 m <sup>2</sup>	No / No / No	No	12 500 000 CZK
RP-SAPPHIRE	3 + kitchenette	3rd floor	91 m <sup>2</sup>	91 m <sup>2</sup>	No / 8 m <sup>2</sup> / No	No	17 500 000 CZK
RP-AQUAMARINE	3 + kitchenette	4th floor	105 m <sup>2</sup>	105 m <sup>2</sup>	No / No / No	No	16 250 000 CZK