



162 m²

Vřídelní, Karlovy Vary, Karlovy Vary Region

25 000 000 CZK



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

Ing. Šárka Tichá

PROJECT MANAGER

sarka.ticha@luxent.cz

+420 734 445 445

Order number	RP-EMERALD	Price	25 000 000 CZK
Address	Vřídelní, Karlovy Vary, Karlovy Vary Region	Type	Apartments
Disposition	4 + kitchenette	Usable area	162 m²
Floor area	162 m²	Energy performance of the building	G - Extremely uneconomical
Floor	4th floor	Terrace	11 m²
Lift	Yes		

About real estate

We offer a luxuriously furnished designer apartment "Emerald" in the newly renovated historic Rubin Palace building, in the heart of Karlovy Vary, on Vřídelská 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 layout of the 4+kt apartment with a balcony high above the colonnade is spread over a floor area of 161.7 sqm and a balcony with a total size of 11.5 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 Emerald apartment has a spacious living room with a balcony overlooking the colonnade on the lower level of the apartment, a fully equipped separate kitchen, a bedroom with its own bathroom with toilet, and access to the same balcony. The utility room and separate toilet are accessible from the entrance hall, where there are also stairs to the attic. In the attic, Emerald has two more bedrooms, each with its own bathroom. The apartment has been exclusively furnished according to the design of renowned German designer Simona Fritz (see photo and video). It offers luxury and comfort, along with beautiful views from the balcony of the spa town and the famous Mill 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 ²	63 m ²	20 m ² / No / No	No	12 000 000 CZK
RP-DIAMOND	3 + kitchenette	1st floor	238 m ²	238 m ²	30 m ² / 7 m ² / No	No	22 500 000 CZK
RP-EMERALD	4 + kitchenette	4th floor	162 m ²	162 m ²	11 m ² / No / No	No	25 000 000 CZK
RP-AMETHYST	2 + kitchenette	3rd floor	62 m ²	62 m ²	No / No / No	No	12 500 000 CZK
RP-SAPPHIRE	3 + kitchenette	3rd floor	91 m ²	91 m ²	No / 8 m ² / No	No	17 500 000 CZK
RP-AQUAMARINE	3 + kitchenette	4th floor	105 m ²	105 m ²	No / No / No	No	16 250 000 CZK