



🏠 1 221 m<sup>2</sup> 🏢 Vřídelní, Karlovy Vary, Karlovy Vary Region 📄 on request



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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Order number	<b>RPKV</b>	Price	<b>on request</b>
Address	<b>Vřídelní, Karlovy Vary, Karlovy Vary Region</b>	Type	<b>Apartment House</b>
Usable area	<b>1 221 m<sup>2</sup></b>	Parking	<b>No</b>
Floor area	<b>1 221 m<sup>2</sup></b>	Energy performance of the building	<b>G - Extremely uneconomical</b>
Number of floors	<b>6</b>	Device	<b>Yes</b>
Lift	<b>Yes</b>		

## About real estate

This beautifully renovated historic building on the colonnade offers 8 luxurious, fully equipped apartments—each in a unique style inspired by selected gemstones, which not only provide the apartments with their color schemes but also their names: Diamond, Ruby, Topaz, Sapphire, Amethyst, Emerald, and Aquamarine.

The apartments are cozy and exquisitely furnished with Italian furniture, including the kitchen, lighting, and furnishings, and feature their own balconies or quiet terraces facing the stylish courtyard or the colonnade. Two of the upper-floor apartments are duplexes. One of the apartments on the 2nd floor features a state-of-the-art spa with saunas, a relaxation room, and a terrace for the exclusive use of apartment residents. A successful restaurant operates on the ground floor. The basement houses the technical facilities. The building was constructed in 1897 by Karlovy Vary architect Karel Heller. As a listed building, it was completely renovated in 2016 under the supervision of Italian engineer Stefano Stramigioli and completed by the Soukup architectural studio.

The building includes:

8 apartments (3 x 2-bedroom, 3 x 3-bedroom, 1 x 4-bedroom)

Private spa (accessible from the 2-bedroom apartment on the 1st floor)

Restaurant with ancillary facilities

Common areas and technical facilities

Square footage:

Apartments incl. SPA: 744.35 sqm

Balconies and terraces: 84.19 sqm

Restaurant: 224.22 sqm

Common areas: 252.87 sqm

Total area: 1,305.63 sqm

Estimated revenue from short-term rentals: 1-bedroom: 190-280 EUR/day, 2-3-bedroom: 220-450 EUR/day, longer-term rentals (1-3 months): from 6,000 EUR. Restaurant rent: approx. 150,000 CZK/month.

The building's location in Karlovy Vary is among the most attractive in the city thanks to the spa colonnade, social and cultural events, an attractive commercial district, and renowned gastronomy. Transportation access is smooth via the extended D6 highway. You can reach Prague in an hour and a half, or get to the countryside, the ski slopes in Boží Dar, or Germany for shopping or cultural activities in just half an hour.