



🏠 238 m<sup>2</sup> 📖 Vřídelní, Karlovy Vary, Karlovy Vary Region 💰 22 500 000 CZK



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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Order number	<b>RP-DIAMOND</b>	Price	<b>22 500 000 CZK</b>
Address	<b>Vřídelní, Karlovy Vary, Karlovy Vary Region</b>	Type	<b>Apartments</b>
Disposition	<b>3 + kitchenette</b>	Usable area	<b>238 m<sup>2</sup></b>
Floor area	<b>238 m<sup>2</sup></b>	Energy performance of the building	<b>G - Extremely uneconomical</b>
Floor	<b>1st floor</b>	Balcony	<b>7 m<sup>2</sup></b>
Terrace	<b>30 m<sup>2</sup></b>	Lift	<b>Yes</b>

## About real estate

We offer a luxuriously furnished designer apartment called "Diamond" in the newly renovated historic Rubin Palace building, located in the heart of Karlovy Vary, on Vřídelská Street by the spa colonnade. This is a premium apartment with a sauna, a terrace in a stylish courtyard, and balconies facing the colonnade, located on the 1st floor of this attractive residential building with an elevator. The 3+kk layout with two balconies and a terrace is spread over a floor area of 238 m<sup>2</sup>, with balconies totaling 7.3 m<sup>2</sup> and a terrace of 30 m<sup>2</sup>.

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 the plans of Italian engineer Stefano Stramigioli and completed by the architects of the Soukup studio. Seven luxury apartments with terraces or balconies facing the colonnade were created here.

The Diamond apartment has a living room with a balcony overlooking the colonnade and a fully equipped spacious kitchen with windows facing the same direction. There is also a hall and two bedrooms with en-suite bathrooms with toilets – one with a balcony overlooking the colonnade and the other connected to a spacious terrace in the stylish courtyard of the house. The part of the apartment facing the courtyard also features a luxurious spa with two saunas and a bathroom with walk-in showers. The apartment has been exclusively furnished according to the design of renowned German designer Simona Fritz (see photo and video). It offers comfortable living and great luxury, along with beautiful views from the balconies and private tranquility on the terrace. Without any modifications, it is possible to immediately begin living in high comfort or renting 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