

## Premium Residence for Rent - Luxury Apartment 1 Bedroom (2+kk), 80 m<sup>2</sup> - Mariánská Street, Karlovy Va

Mariánská, 36001, Karlovy Vary



**1 375 EUR**

za měsíc

Electricity and water are paid separately. DEPOSIT 3.750,-EUR



Vyřizuje

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<b>Poloha objektu:</b>	samostatný	<b>Druh objektu:</b>	cihlová
<b>Stav objektu:</b>	po rekonstrukci	<b>Počet podlaží v objektu:</b>	1
<b>Typ domu:</b>	přízemní	<b>Zastavěná plocha:</b>	85 m <sup>2</sup>
<b>Užitná plocha:</b>	90 m <sup>2</sup>	<b>Plocha parcely:</b>	80 m <sup>2</sup>
<b>Plocha sklepu:</b>	10 m <sup>2</sup>	<b>Popis vybavení:</b>	Kompletně vybaven
<b>Umístění objektu:</b>	klidná část obce	<b>Elektrina:</b>	Elektro - 230 V
<b>Telekomunikace:</b>	Internet	<b>Topení:</b>	Lokální - elektrické
<b>Odpad:</b>	Kanalizace	<b>Energetická náročnost:</b>	B - Velmi úsporná

**POPIS NEMOVITOSTI:** Premium Residence for Rent - Luxury Apartment 1 Bedroom (2+kk), 80 m<sup>2</sup> - Mariánská Street, Karlovy Vary. We are delighted to present an exclusive, fully furnished luxury apartment (1 bedroom / 2+kk) with a total area of 80 m<sup>2</sup>, situated in a private detached villa in the prestigious Mariánská Street, one of the most desirable addresses in Karlovy Vary's historic spa district. The property enjoys a truly exceptional location just behind the famous Grandhotel Pupp, while only a few steps away from the peaceful Karlovy Vary spa forests, offering a rare combination of absolute tranquility, privacy, and immediate access to the city center. The apartment has been thoughtfully designed to meet the expectations of demanding international clients, executives, and professionals seeking premium accommodation in Karlovy Vary. Upon entering the apartment, you are welcomed by a spacious entrance hall leading to a luxurious bathroom finished with high-end materials and elegant design elements. The

bathroom features both a bathtub for relaxation and a separate walk-in shower, while the toilet is located separately, ensuring maximum comfort and privacy. The main living area forms a generous open-plan space combining a modern kitchen and a comfortable living room. The custom-made designer kitchen is fully equipped with premium Gorenje appliances, offering both functionality and style. The living area provides an inviting atmosphere ideal for relaxing or entertaining. The living space flows naturally into a stylishly furnished and spacious bedroom, featuring a high-quality bed designed for maximum comfort and rest. The entire villa has undergone a meticulous and high-standard renovation, where particular attention was paid to quality craftsmanship, elegant details, and superior materials. The apartment is offered fully furnished, with all interior equipment included in the rental price. Technical features include: electric underfloor heating throughout the apartment, with individual thermostats in each room high-speed internet connection available in the property hot water supplied by a modern boiler system Residents also benefit from a dedicated technical and storage area, equipped with a washing machine and dryer, with additional space suitable for sports equipment, bicycles, or personal storage. An additional benefit is the option to rent a private parking space located directly above the house, providing convenient access.