



Land

3 935 m², Mariánské Lázně, Ruská

€ 1 173 614 | CZK 29 000 000





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Price per sq. m.	7 370 CZK
Total area	3 935 m²
Land type	Housing
Reference number	103838

This complete set of building plots with a total size of almost 4,000 m² with a high degree of buildability in a lucrative area in the center of the spa town of Mariánské Lázně can be used as a residential project, a hotel, or retirement home. A valid building permit is currently available for the construction of an exclusive hotel.

The zone the plots are located in is designated for **spas, public accommodation and housing**, apartment buildings, spa treatment facilities, complexes of spa treatment rooms, public accommodation and catering, health sector facilities, small retail functions, or cultural spaces. It is possible to begin construction immediately, as the property comes with a valid building permit for the construction of a Spa&Wellness hotel with a total gross floor area of 14,750 m². During construction, changes to the building can be made before the final completion. The building can also be placed on a neighboring plot of land for long-term lease with an area of 439 m².

A house built in 1909-1910 in an **eclectic style** currently stands on the property, which last served as an elementary school and requires complete reconstruction. The building has 6 above-ground and 1 underground floors, a built-up area of 567 m², usable area of 1,500 m² and total floor area of 2,532 m².

A very attractive place right in the **center of Mariánské Lázně**, inside the **monument zone** and **Slavkovský les PLA**. The property is easily accessible via Ruská and Pramenská streets. A bus stop is nearby and a landscaped **forest park** suitable for walking is in the vicinity. **The Hlavní main street** and the **spa colonnade** are within a 10-minute walk.

Total area 3,935 m².

Sale in the form of a share deal, where there is only one 100% owner of the company.

