



Land

4 835 m², Karlovy Vary, Karlovy Vary, Slovenská

€ 1 821 125 | CZK 45 000 000





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Price per sq. m.	9 307 CZK
Total area	4 835 m²
Land type	Commercial
Reference number	104417

This unique plot of land measuring 4,835 square meters in Karlovy Vary, featuring a Classicist building dating back to 1791, formerly used as a popular destination restaurant, comprises buildings with a total area of approximately 1,700 square meters and comes with a building permit for the construction of a microbrewery, beer spa, and reconstruction of the kitchen. This distinctive set of properties is situated in an easily accessible location beneath Southern Hill, by the Teplá River, near the Japanese Garden.

The Classicist two-story building from 1791 with an attached western wing from 1818 with a partial basement has 2 above-ground floors. A significant portion of the second floor is taken up an elegant ceremonial hall complemented on all sides by a gallery. The hall's ceiling is adorned with a mirrored ceiling fresco by Czech painter Josef Kramolín from around 1800. In the second wing of the building, there is a larger elegant space from 1818. Around 1890, two separate pavilions were completed, which were used during the summer months. One of the pavilions was designed as a restaurant with a dance terrace, while the other pavilion was mainly used for receptions or garden parties.

Structurally, it is a classic brick building with massive perimeter walls, partially vaulted and partially wooden ceilings, and a roof covered with shingles. Both pavilions were constructed as simple buildings with cast iron structural elements and simple roofing, without heating. The entire complex was extensively reconstructed in 1994. The capacity of the restaurant in the historic building is approximately 80 seats, the garden restaurant about 150 seats, and both halls have a variable number of seats.

The complex is situated by the Teplá River, amidst the forests of the Karlův Hvozd nature reserve. The location is easily accessible via an asphalt road, and pedestrians can use the Goethe Trail leading from the center of Karlovy Vary, taking a leisurely walk of approximately 30 minutes, while the city center is a 3-minute drive away.

Total area 4,835 m².

