

A unique opportunity for business in the Czech Republic

A classic country-side property in the centre of Europe



Great location in the resort area of Carlsbad



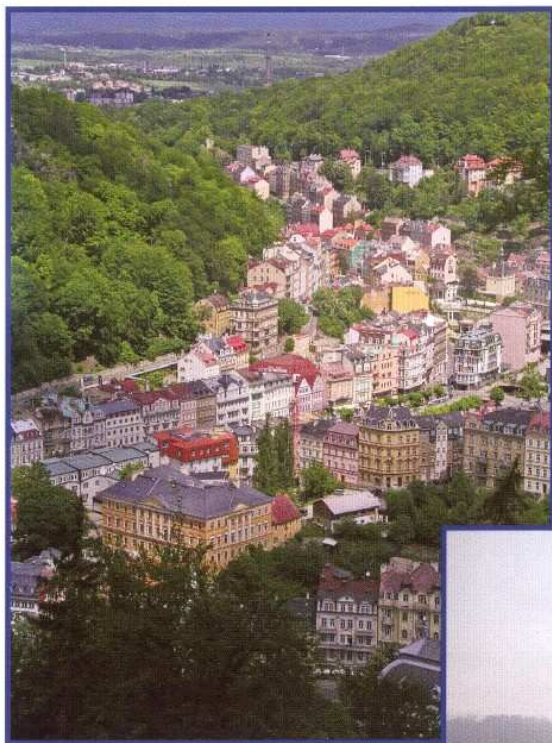
The health care, recreational and wellness possibilities of this ecologically clean region in the heart of Europe attract here more and more people of all ages.

Access to the site is available via the highway from the West-Karlovy Vary-Kyselka-Velichov from the North-Chemnitz-OberWiessenthal-Ostrov-Damice-Velichov

The property is located in West Bohemia (the Czech Republic) next to the world-famous resort of Carlsbad (Karlovy Vary) in the town of Velichov



Velichov is located
 -6 km away from highway E442
 -17 km away from the centre of Carlsbad
 -20 km away from Ober-Wiessenthal (Germany)



Carlsbad



The main square of Carlsbad



The river Ogrze

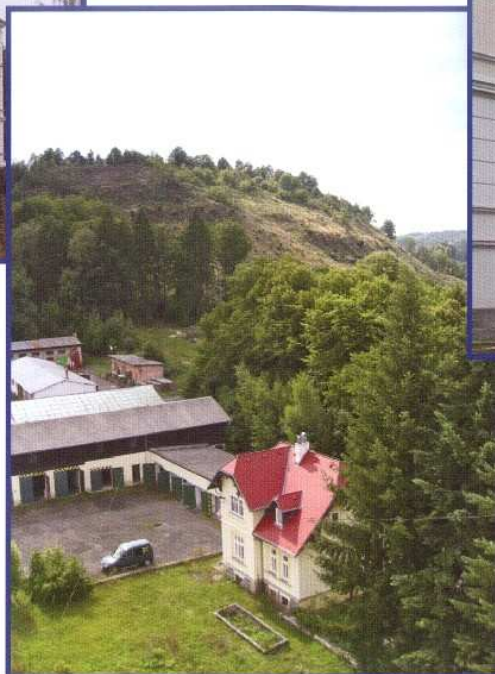
Carlsbad region is world-famous for its long-time established resorts with health improving cold and hot springs and marvelous architecture. The picturesque mountains - Ore Mountains (Krusne Hory), beautiful forests - Bohemian Forest (protected nature reserve with a total area of 640 sq. km. to the South West of Velichov) and rivers are a major attraction for tourists enjoying hiking and horse-riding, cross-country and downhill skiing, for cyclists and boaters.



The main house (south-west side)



The main house (north-east side)

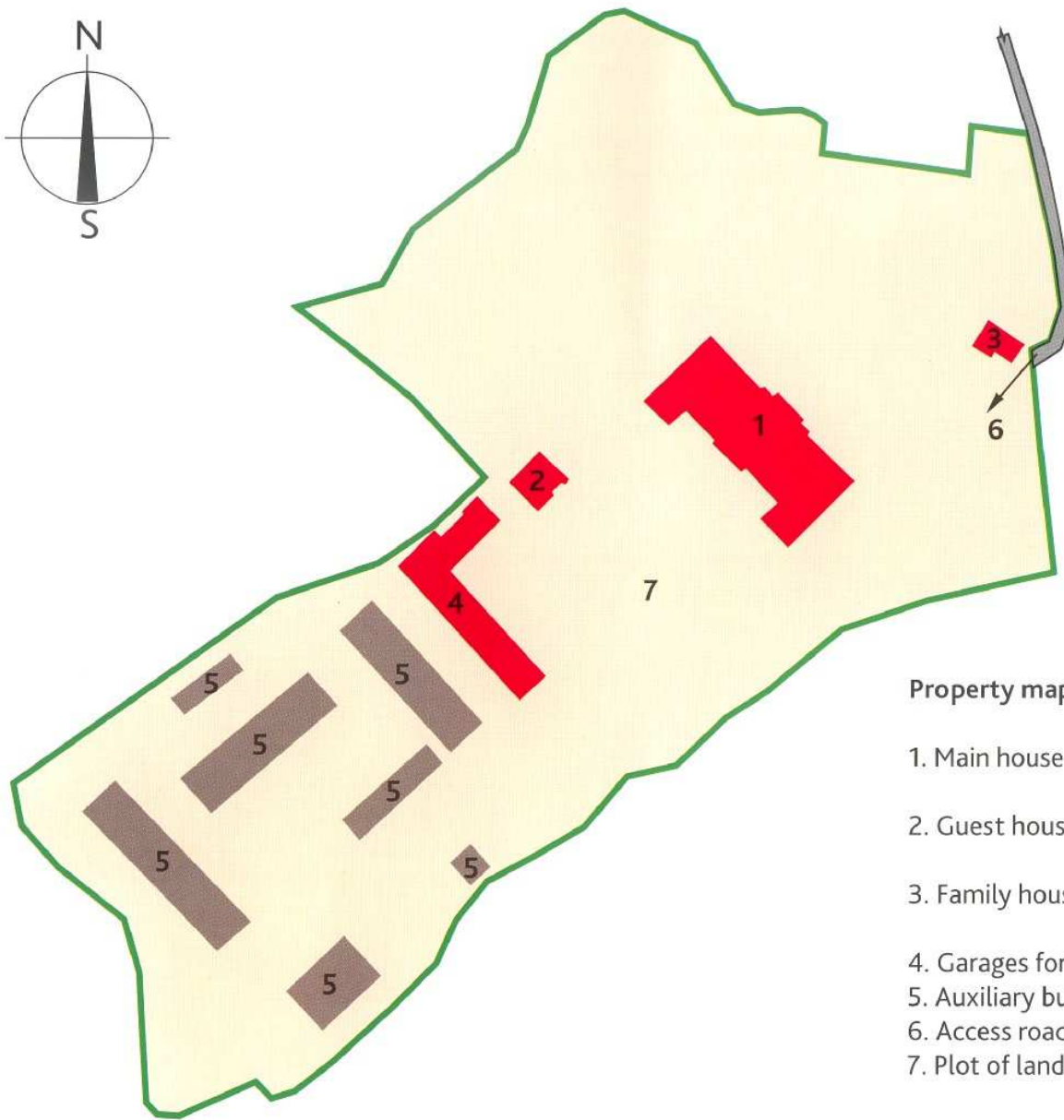


The guest house and garages

The property is offered for sale on a "as is" basis.

The main building was constructed in 1908. It carries all the necessary engineering systems including water, electricity 220/380, gas, sewage, phone.

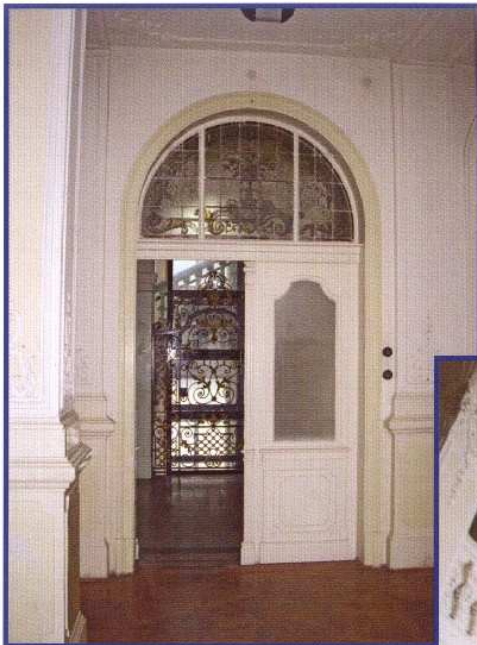
The property is owned by a Czech company Salve Service s.r.o. (www.hotelsalve.cz). The documentation for the property allows for additional construction or redevelopment of the existing buildings. There are no restrictions at present in regards to the sale of this property, the property is not mortgaged. The main building is not an architectural monument.



Property map

1. Main house - living area of 2112 sq. m.
- total area of 2812 sq. m.
2. Guest house - living area of 175 sq. m.
- total area of 260 sq. m.
3. Family house - living area of 164 sq. m.
- total area of 218 sq. m.
4. Garages for 11 cars - total area of 492 sq. m.
5. Auxiliary buildings
6. Access road and main property entrance
7. Plot of land - total area of 32682 sq. m.

The main house occupies a dominant position on a hill on the right bank of the river Ogge with stunning views of the surroundings. The main building (48,5 meters long; 22,25 meters wide) was built in 1908 as a nursing residential house for elderly people from noble families. It was used for this purpose until early 1970s. Recently it was partially converted and used for housing. The house has two entrances, semi-basement and three floors. Each floor is approximately 700 square meters. The height of the floors and of the semi-basement is four meters. The building's layout allows for the installation of 60-75 individual suites. The basement is suitable for allocation of a restaurant, medical and wellness centre, library, etc. In the house there is a beautifully decorated conference hall with a balustrade. Last modernization of this property was implemented in 2001-2002 including major works carried out at the engineering systems, house roofing, window replacement, heating system.



The entrance (the main building)



Conference hall (the main building)



Staircase

This property is ideal for an establishment of a care center of any kind for the elderly people. Besides it is also suitable for a health care centre or a training facility, SPA centre or a hotel. During the renovation our company Salve Service s.r.o. can provide necessary assistance.



The main house, first floor plan





River view from the roof terrace (the main building)

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