



BOSEN | Historic House with Commercial Potential in Kežmarok



364 000 €

County:	Prešovský kraj
District:	Kežmarok
City/Town:	Kežmarok
Street:	Hradné námestie
Category:	Houses
House type:	Family house
Туре:	Sale
Usable area:	

DETAILED INFORMATIONS

Status:	active
Ownership:	personal
Land area:	222 m ²
Ground type:	flatland
Usable area:	312 m ²
Built-up area:	194 m²
Built-up area:	328 m²
Туре:	partly re-made
Number of rooms:	6
Energy performance certification:	none
Energy performance of the building:	Classical maaterials
Building type:	mixed
Equipment type:	Partially furnished
Terrace:	yes
Pantry:	yes

Store room:	yes
Year of last reconstruction:	2009
Number of overhead	1
floors:	
Total area:	312 m²
Orientation:	southeast
Utilities:	yes
Water:	yes
Electric:	yes
Gas:	yes
Sewage:	yes
On land - 230 V:	yes
On land - 380 V:	yes
Near land - sewer:	yes
Local:	yes
Phone:	yes

PROPERTY DESCRIPTION

Bosen Group exclusively offers for sale a unique property in the center of Kežmarok, combining the charm of historical architecture with the practical possibilities of modern business.

This property, with a usable area of 312 m², sits on a 222 m² plot and offers a wide range of potential

uses – from a representative family home, through a stylish company headquarters, to an established gastro or accommodation concept.

Layout:

Basement:

Practical cellar spaces suitable as storage or technical facilities.

1st floor:

There are two spacious rooms - a cozy lounge and a larger space with a bar counter, from which there is direct access to a private terrace with a grill hidden within historical walls.

A centrally located kitchen with a side entrance allows for easy supply deliveries; it is complemented by two storage rooms and sanitary facilities.

2nd floor:

Here you'll find six separate rooms that can be used as offices, studios, or guest rooms. The dominant feature of this floor is a spacious open area with a bar and fireplace, ideal for celebrations, corporate events, or family gatherings.

If desired, part of the floor can be converted into apartments, thus expanding the use of the property to include accommodation services.

The property is sold as seen in the actual photos.

Agent's view:

The building is located just a few meters from the majestic Kežmarok Castle, right in the historical center of the town.

This prestigious address combines exceptional visibility with high year-round visitor traffic. Parking nearby is convenient and accessible even for larger vehicles.

The spaces stand out for their flexibility and adaptability to various needs, while the old-town atmosphere and proximity to the castle give the entire property a unique character.

Condition of the property:

The building has been renovated, insulated, has new windows, and a new roof.

Price: 364 000,- €

Agent:

□ neupauer@bosen.sk

Real Estate Agency BOSEN GROUP is a member of the Real Estate Union of the Slovak Republic and adheres to its Real Estate Code.

The stated price is final – it includes the agency's commission, legal services provided by a law firm, payment of the basic cadastral registration fee, property transfer consultancy, and free mortgage advisory.









BROKER

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