

KARLOVY VARY

INVESTMENT PROJECT



HOTEL AND COTTAGE COMPLEX

Investor Presentation



GEYSERPARK.EU

GENERAL INFORMATION

The complex area is a flat, well-maintained site located along the Teplá River in the valley of the Krušné Mountains, covered with mixed forests. The climate is temperate, and the ecology is top-notch.

ABOUT THE COMPLEX

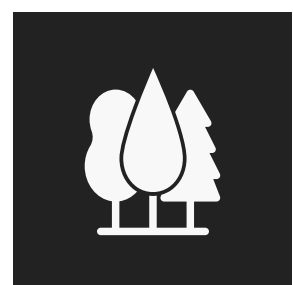
The “Geyserpark Village” hotel and recreational complex is located in Karlovy Vary, Czech Republic, 120 km west of Prague. The hotel is situated at Slovenská Street, 576, on the border of the resort area. The territory is enclosed and does not coincide with the urban development.



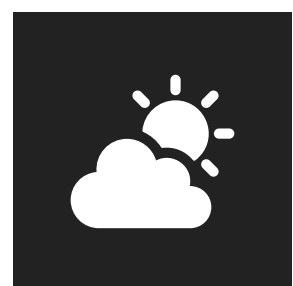
UNIQUENESS



Location along the Teplá River in the valley of the Krušné Mountains



Mixed forest surroundings



Moderate, comfortable climate

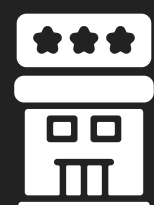


Karlovy Vary within walking distance





HOTEL



The two-story "Geyserpark Village" hotel offers 14 one-bedroom and 1 two-bedroom apartments with a reception desk.



Rooms are equipped with modern furniture, satellite TV, shower, toilet, and high-speed internet access.

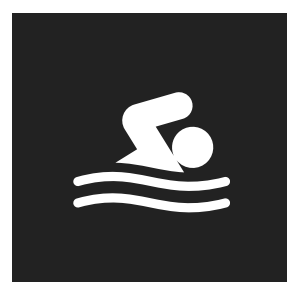


Expansion is possible by 800 m², allowing for the construction of townhouses or apartments instead of the pool.





INFRASTRUCTURE



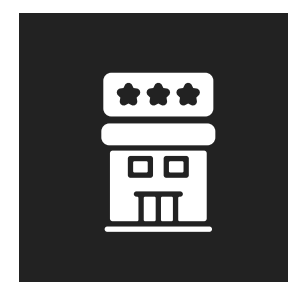
Pool

(12.5 x 24.5 meters, depth up to 1.5 m)



Restaurant "Hayovna"

(70 seats, a hall for 14-16 people)



Hotel

(14 rooms)



Cottages

(12 houses)



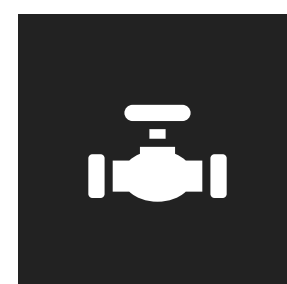
Secure area

(including fire alarm system)



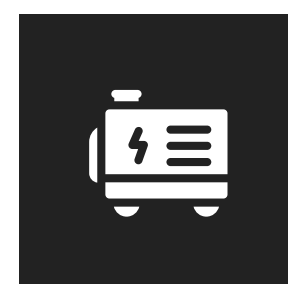
29 cottages

(privately owned)



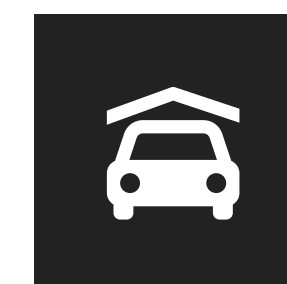
Utilities

(water, gas, ventilation, heating)



Electrical substation

(lighting, power network)



Parking lots, roads, sidewalks, bridges



Bus for transfer



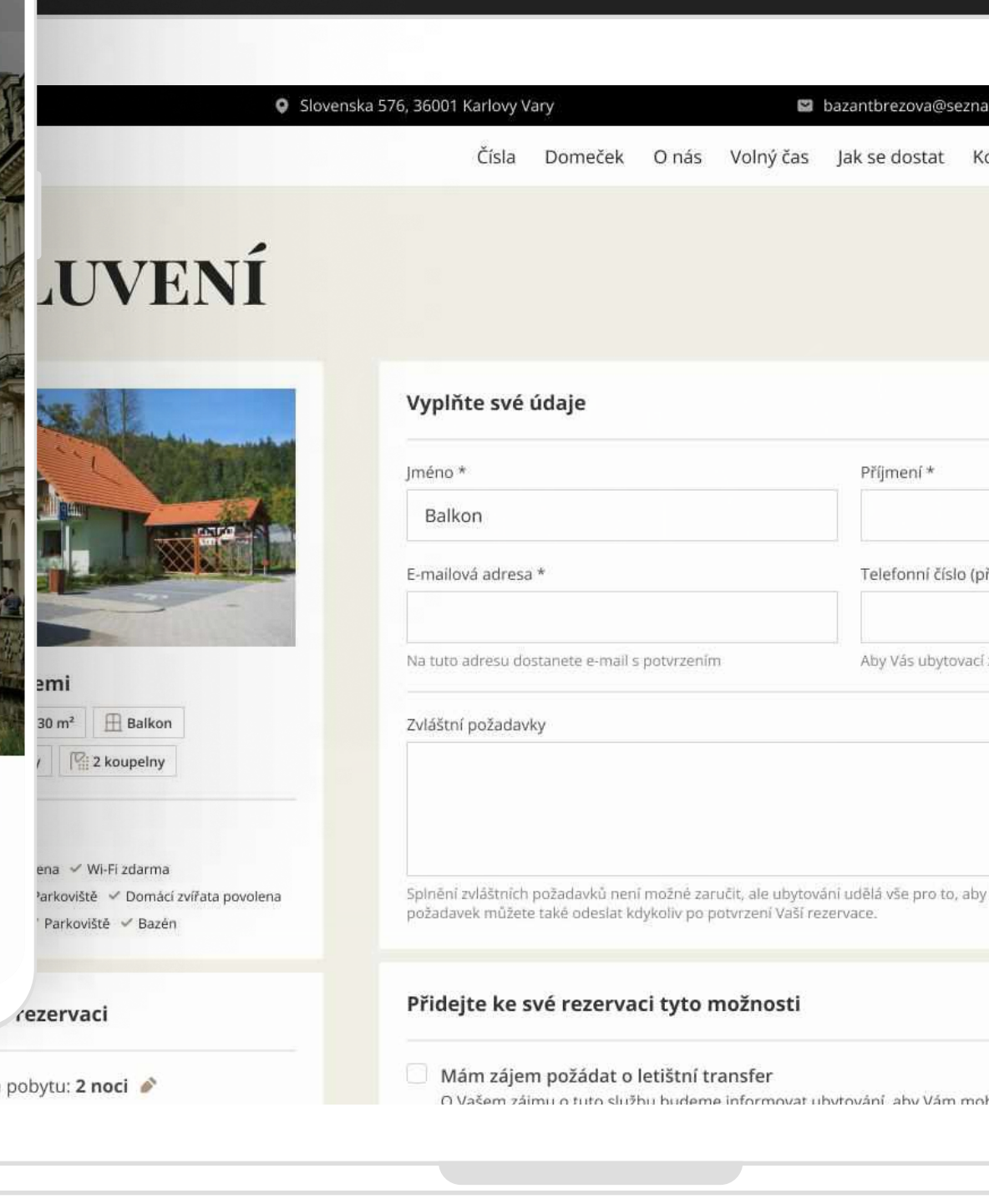
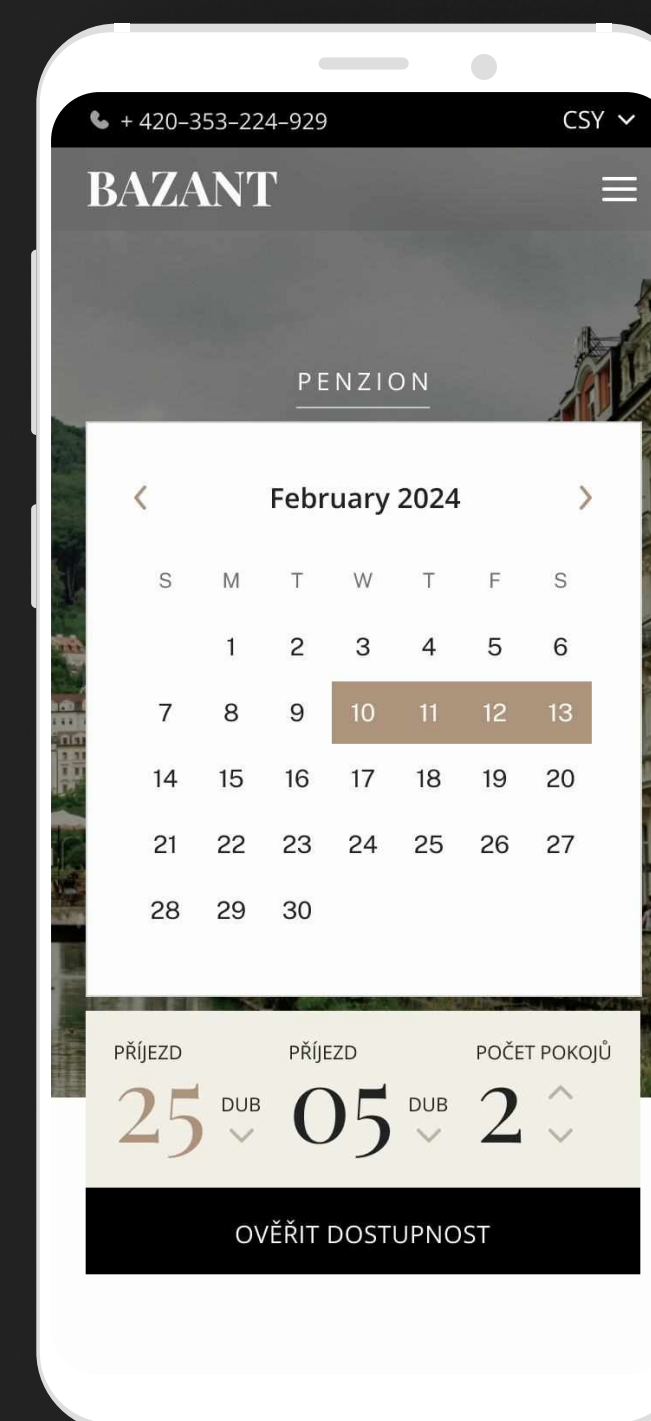
IT INFRASTRUCTURE

Own website and booking platform

This allows:

- ✓ Avoiding aggregator commissions
- ✓ Freely canceling and confirming reservations
- ✓ Offering upsell of additional services

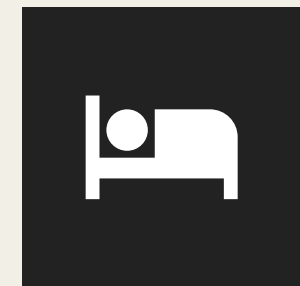
Booking.com  airbnb





FOR DEVELOPERS

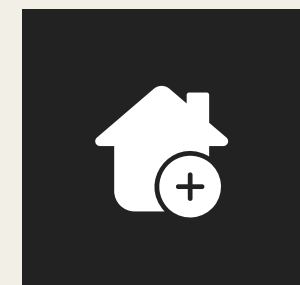
Development options:



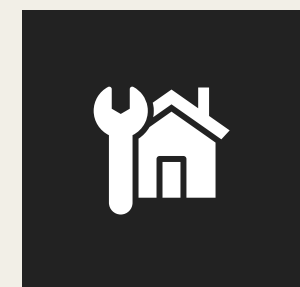
Possibility to build a hotel instead of the pool (800 m²)



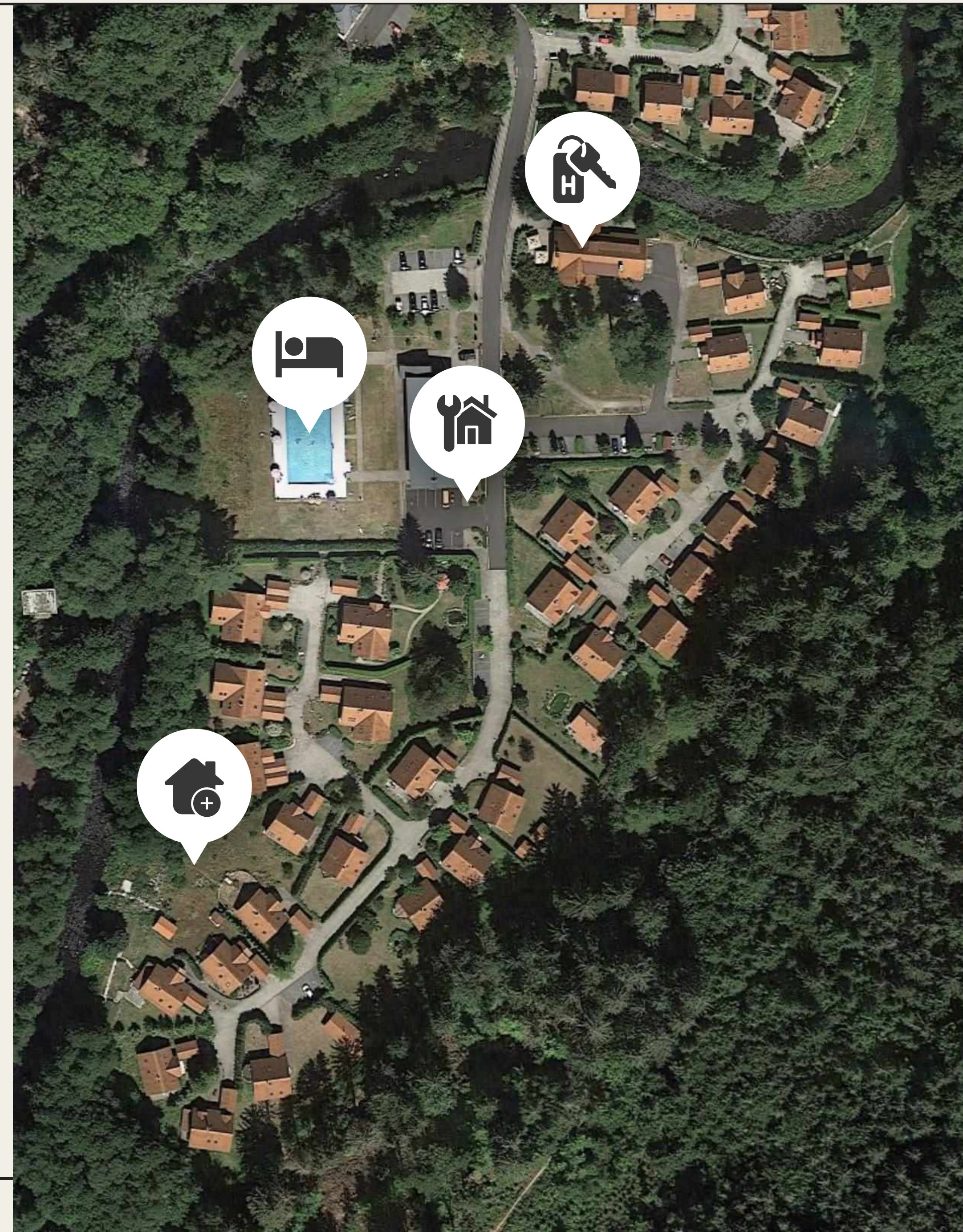
Reforming the restaurant (756 m²) into 3-4 apartments



Available free space for building 4 cottages (157 m² each)



The hotel can be converted into townhouses or apartments



○

»»»»»»»»» **FOR INVESTORS** «««««««««



**PARTIAL
OWNERSHIP**

Sale of
individual assets



**LONG-TERM
LEASE**

With improvements for
specific business activities



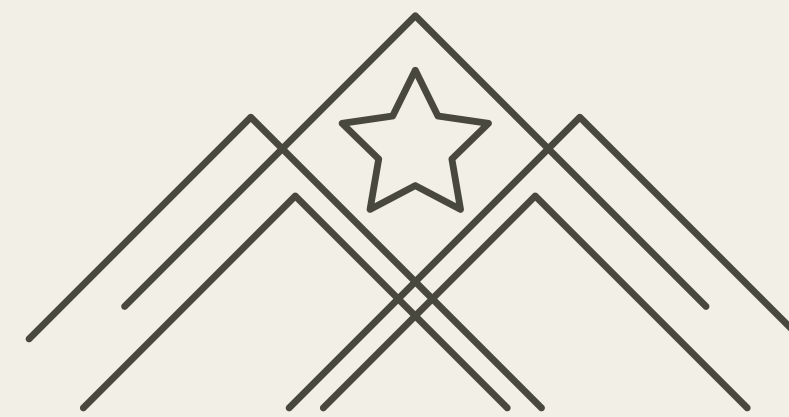
SALE

Possible sale of 100%
shares

THANK YOU FOR YOUR ATTENTION!

Contact us for more detailed information on purchasing, partnership, and other matters related to the complex.

CONTACT



☎ + 420-353-224-929

✉ geyserpark@geyserpark.eu

📍 Slovenska 576, 36001 Karlovy Vary

🌐 geyserpark.eu

