



SPA TOWNS IN THE CZECH REPUBLIC

IVANA KUCERA

GLOBAL AMBASSADOR, NATIONAL ASSOCIATION OF REALTORS®
GLOBAL BUSINESS COUNCIL, ROYAL PALM COAST REALTOR® ASSOCIATION

IKUCERA@VIPREALTY.COM



SPA TOWNS OF THE CZECH REPUBLIC

- Historic Spa Tourism: Since the 18th century, visitors from around the world have traveled to Central European spa towns for healing and wellness treatments.
- Karlovy Vary: Founded in the 14th century by Charles IV, this Czech spa town remains world-renowned.
- Famous Visitors: Marienbad (now Mariánské Lázně) hosted notable figures such as Edison, Twain, Beethoven, Mozart, Kafka, Chopin, King Edward VII, and Emperor Franz Josef I.



SPA TOWNS OF THE CZECH REPUBLIC

- The Czech Republic is home to 36 spa towns, with the most famous located in the “West Bohemia Spa Triangle”: Karlovy Vary, Mariánské Lázně, and Františkovy Lázně.

SPA TOWNS NAMES

- Bechyne, Bludov, Buchlovice, Dubí, Františkovy Lázně, Hodonín– Josefov, Jáchymov, Janské Lázně, Jeseník, Karlova Studánka, Karlovy Vary, Karviná – Darkov, Klášterec nad Ohří, Konstantinovy Lázně, Kostelec u Zlína, Lázně Bělohrad, Lázně Bohdaneč, Lázně Kundratice, Lázně Kynžvart, Lázně Libverda, Lednice, Lipová–lázně, Luhačovice, Mariánské Lázně, Mšené Lázně
- Klimkovice, Ostrožská Nová Ves, Poděbrady, Slatinice, Teplice nad Bečvou
- Teplice v Čechách, Toušeň, Třeboň, Velichovky, Velké Losiny, Vráž u Písku

UNESCO SPA TOWNS OF EUROPE

- There are 11 Spa Towns located in seven European countries that are on UNESCO World Heritage Site. (Austria, Belgium, Czechia, France, Germany, Italy, UK).
- Austria (Baden bei Wien), Belgium (Pearl of the Ardennes)
- Czechia (Karlovy Vary, Mariánské Lázně, Františkovy Lázně)
- France (Vichy), Germany (Bad Ems, Baden Baden, Bad Kissingen)
- Italy (Montecatini), UK (City of Bath)



MODERN SPA TREATMENT IN THE CZECH REPUBLIC

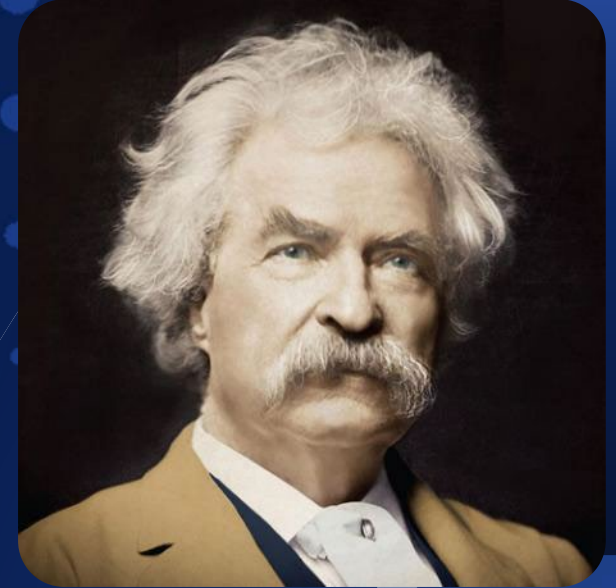
- Spa treatments are medically supervised by doctors, balneologists, physiotherapists, nurses, and dietitians.
- Karlovy Vary: Hot springs (up to 73°C) aid digestion, liver, gallbladder issues, and early-stage type 2 diabetes.
- Mariánské Lázně: Over 100 springs support treatment of kidney, urinary tract, and digestive disorders.
- Františkovy Lázně: Specializes in women's health and cardiovascular conditions.
- Teplice: Focuses on motor and circulatory system diseases, occupational illnesses, and nervous system disorders.



FAMOUS SPA TOWN VISITORS

THOMAS EDISON (1911)

- The renowned U.S. inventor visited Marienbad and shared his thoughts on the future of science and technology in Epoch magazine. During his stay, he met with his friend, Czech entrepreneur and scientist Emil Kolben. Edison had previously hired Kolben as a research assistant at his Orange, New Jersey laboratory. Kolben later led the testing lab at the Edison Laboratory in Schenectady, NY.



MARK TWAIN (1891)

- During a European tour with his family, Twain visited Marienbad and described it in The Illustrated London News article titled "The Tramp Abroad Again." He called the spa town a "modern and beautiful Austrian health factory" and noted that it specialized in treating gout, rheumatism, and obesity.



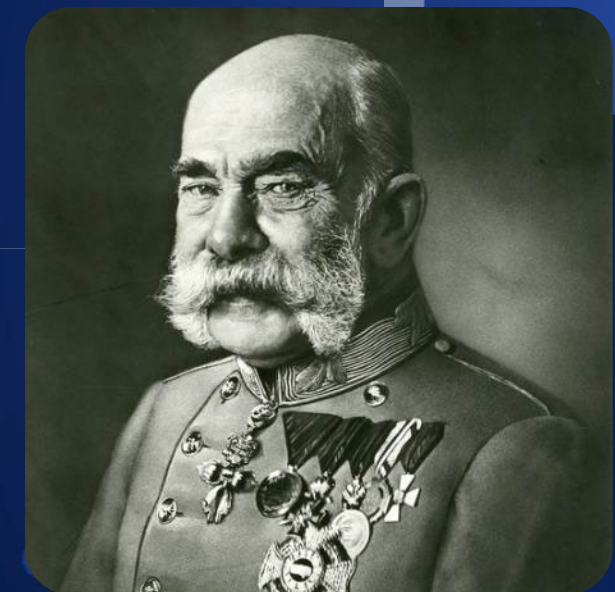
TEPLICE SPA: A CENTER OF CULTURE & DIPLOMACY VISITORS

LUDWIG VAN Beethoven (1811 – 1812)

- Stayed in Teplice (then Teplitz), where he worked on his Ninth Symphony, now the anthem of the European Union. During his visit, he famously met writer Johann Wolfgang von Goethe.

A Prestigious Spa Town

- Known in the 18th and 19th centuries as “Little Paris,” Teplice was one of Bohemia’s most fashionable spa destinations. Emperor Franz Josef I of Austria visited multiple times for rest and diplomacy.



FOREIGN INVESTMENT IN SPA TOWNS

- Foreign individuals or companies can buy most types of real estate in the Czech Republic. There is no restriction for commercial or residential properties. The only restriction applies for agriculture and forest land.
- Mortgages are possible for foreigners although conditions vary.
- Residential property prices have been volatile in Karlovy Vary and in other spa towns and that attracted foreign investors looking for bargain. Interest in spa healing properties increase tourism to spa towns.
- Main foreign investors were: Russians, Ukrainians, Chinese, Austrians, Germans, Slovaks, Czechs.
- Real estate properties owned by foreigners are sometimes held through foreign jurisdiction.



THANK YOU!

IVANA KUCERA

GRI, CIPS, CFRM, NAR'S GREEN, AHWD, SFR, RSPS
IKUCERA@VIPREALTY.COM



- NAR Global Ambassador to the Czech Republic, Slovak Republic, Slovenia and Hungary
- Royal Palm Coast Realtor® Association Member
- Global Business Council Member
- Broker Associate, Certified International Property Specialist