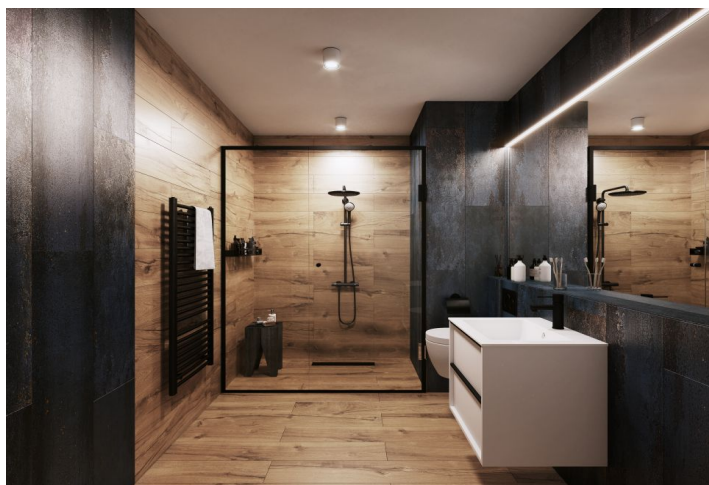


Apartment One-bedroom (2+kk)

€ 304 104 | CZK 7 591 955

60.19 m², Jindřichův Hradec, Třeboň, Svobody



Apartment One-bedroom (2+kk)

€ 304 104 | CZK 7 591 955

60.19 m², Jindřichův Hradec, Třeboň, Svobody

Total area	76 m ²
Floor area*	60 m ²
Terrace	16 m ²
Garden	47 m ²
Parking	Parking space at extra cost
Garage	Yes
Cellar	Yes
PENB	B
Reference number	101825

This 1-bedroom apartment with a terrace and a garden is part of the Nová Cihelna project, which is currently being built on the site of a former brickyard that was founded in the 17th century, located in the picturesque spa town of Třeboň. Part of a UNESCO biosphere reserve, it lies in the middle of a romantic landscape, ideal for cyclists, fishermen, and lovers of wellness and relaxation. The apartment is suitable for permanent or recreational living as well as for investment purposes. Estimated completion 3Q/2027.

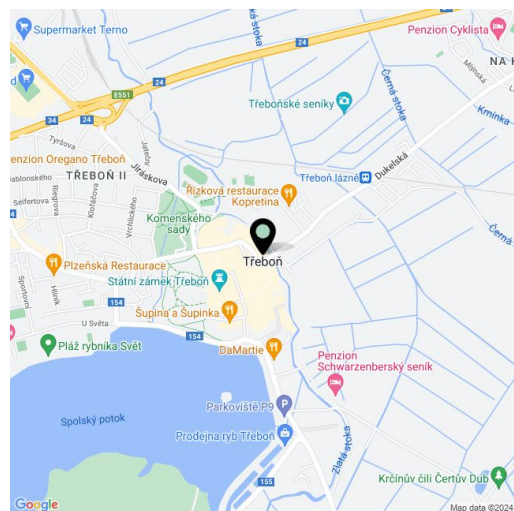
The area of the 1st floor apartment will consist of a living space with a preparation for a kitchen, a bedroom, a bathroom (shower, toilet, sink), a utility room, and an foyer. The living room will have access to a large south-facing terrace connected to the garden.

The facilities include underfloor heating, large-format plastic windows with **triple-glazed panes**, quality vinyl floors, a security entrance door, large-format tiles in the bathroom, and Grohe sanitary ware in the modern dark shade of Hard Graphite. It is necessary to purchase a parking space and a cellar storage unit.

The Nová Cihelna residential project is located in a quiet part of Třeboň; it will be within walking distance of the Aurora Spa or the beaches of Svět pond. You can easily get to the uniquely preserved historic core of the town on foot or by bike. With a rich spa tradition and lively food scene, it's located in one of the most sought-after recreational places in the Czech Republic, excellently accessible by car, for example, via the D3 highway, but also by public transport (the train station is on the main railway corridor).

Floor area 60.19 m², terrace 15.99 m², garden 46.90 m².

For more information, please visit the project website www.nova-cihelna.cz.



* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.

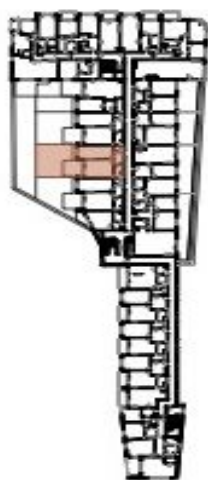
Apartment One-bedroom (2+kk)

€ 304 104 | CZK 7 591 955

60.19 m², Jindřichův Hradec, Třeboň, Svobody

NOVÁ CIHELNA TŘEBOŇ

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JEDNOTKA	2.22
DISPOZICE	2+KK
PODLAŽÍ	2.NP
Č. Místnost	m ²
1 Předsiň	8,43
2 Koupelna + WC	4,47
3 Obýtná místnost s kuchyní	23,27
4 Ložnice	20,79
Užitná plocha**	56,96
Podlahová plocha*	60,19
5 Terasa	15,99
6 Zahradka	46,90
CELKOVÁ PLOCHA	123,08

*Projekt Nova Cihelna Třeboň se vyznačuje přísnou kvalitou. Všechny měřené údaje a informace jsou pouze orientační. Součástí každé ceny bytu není nábytok. Podlahová plocha bytu je včetně plochy přilepk a vnitřních nosných stěn dle výškového náčrtu 266/2023 Sb.
**Užitná plocha je včetně vnitřních přídavků bytu.