

Apartment Two-bedroom (3+kk)

€ 381 693 | CZK 9 546 139

89.88 m², Jindřichův Hradec, Třeboň, Svobody

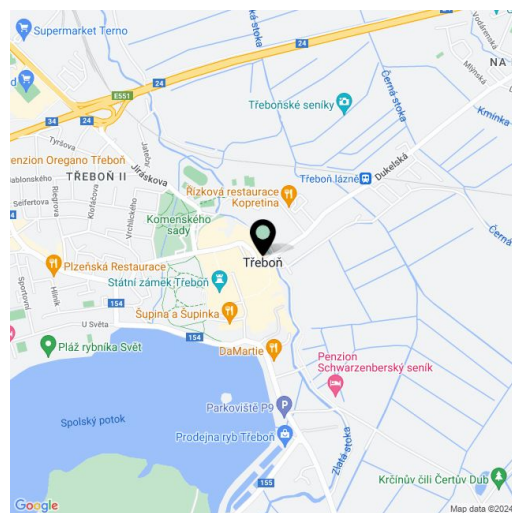


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Total area	100 m ²
Floor area*	90 m ²
Loggia	10 m ²
Parking	Parking space at extra cost
Garage	Yes
Cellar	Yes
PENB	B
Reference number	101831



* 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.

This 2-bedroom apartment with two loggias 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, 2 bedrooms, a bathroom, a separate toilet, a walk-wardrobe, and a foyer. The living room and bedroom will have access to a west-facing loggias.

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 89.88 m², loggias 5.08 m² a 5.09 m².

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

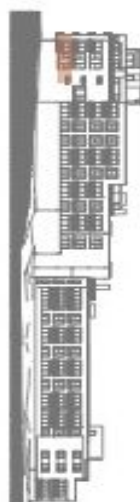
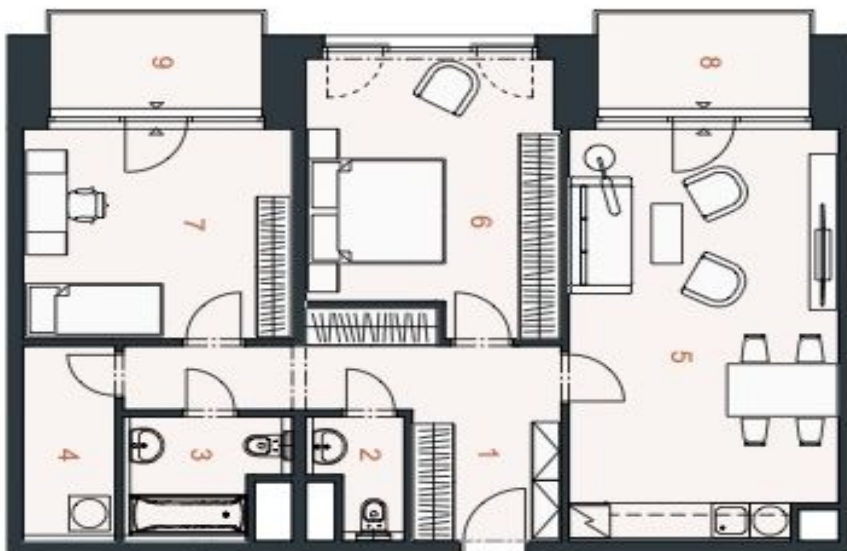
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NOVÁ CIHELNA

TŘEBOŇ



JEDNOTKA	2.16
DISPOZICE	3+KK
PODLAŽÍ	2.NP
Č. Místnost	m ²
1	Předsíň 13,53
2	WC 2,41
3	Koupelna + WC 4,41
4	Komora 4,40
5	Obýtná místnost s kuchyní 27,44
6	Ložnice 16,87
7	Ložnice 14,24
Užitná plocha**	83,30
Podlahová plocha*	89,88
8	Lodžie 5,09
9	Lodžie 5,08
Celková plocha	100,04

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*Prostředí Nová Cihelna Třeboň si vyhraňuje právo na změny. Všechné měřidlo a informace jsou pouze orientační. Součástí každé ceny bytů není nábytek. Podlahová plocha bytů je včetně plochy přilehlé a vnitřních nosných stěn dle vnitřního měřítví 30.06/2013. SÚ.
**Užitná plocha je včetně rozestavěcí ploškové úpr.