



Apartment One-bedroom (2+kk)

€ 315 851 | CZK 7 687 816

60.19 m², Třeboň, Svobody





Apartment One-bedroom (2+kk)

€ 315 851 | CZK 7 687 816

60.19 m², Třeboň, Svobody

Total area	76 m²
Floor area*	60 m²
Terrace	16 m²
Garden	47 m²
Parking	Parking space at extra cost
Garage	Yes
Cellar	Yes
PENB	B
Reference number	101825

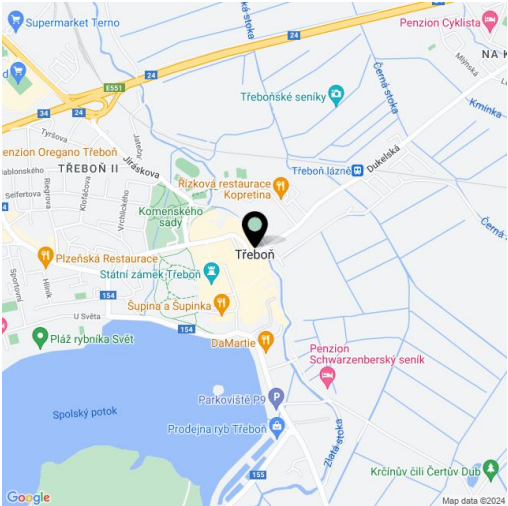
This 1-bedroom apartment with a terrace and a garden is part of the Nová Cihelna project, which is currently being built on the site of a former brickyard that was founded in the 17th century, located in the picturesque spa town of Třeboň. Part of a UNESCO biosphere reserve, it lies in the middle of 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.



* 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.



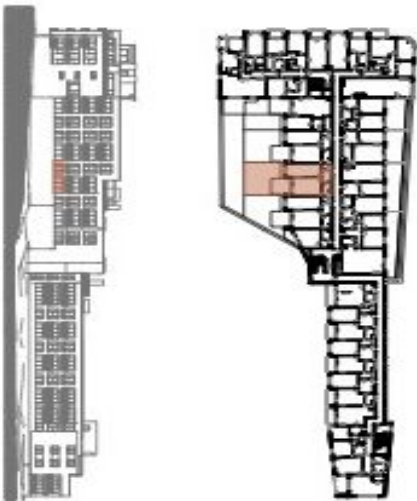
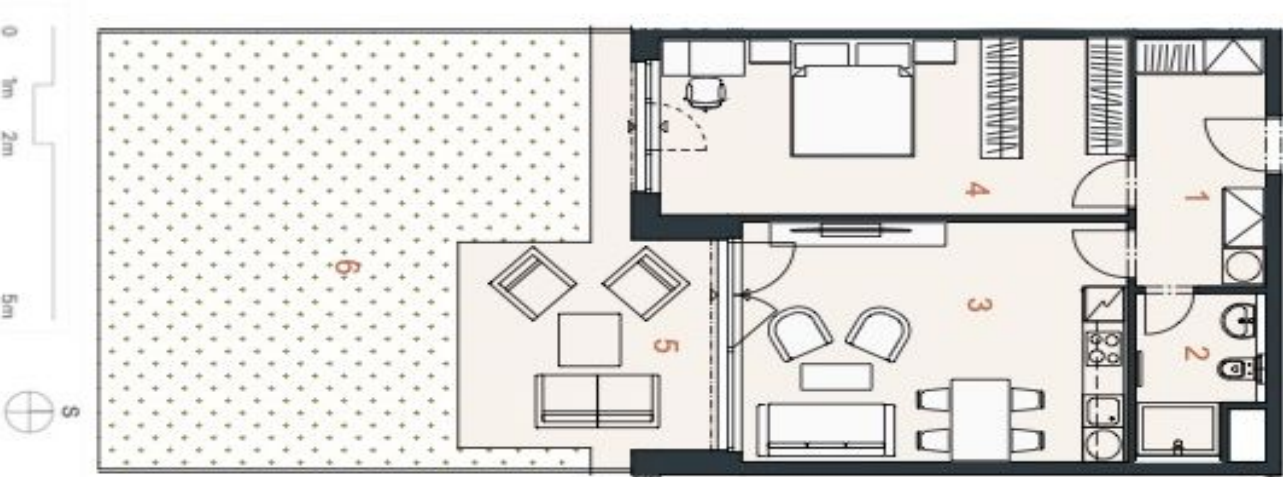
Apartment One-bedroom (2+kk)

€ 315 851 | CZK 7 687 816

60.19 m², Třeboň, Svobody

NOVÁ CIHELNA
TŘEBŇ

EXKLUZIVNÍ ZASTOUPENÍ
svoboda&williams | CHRISTIE'S
INTERNATIONAL REAL ESTATE
Na Perštýně 2, 110 00, Praha 1
+420 724 551 238
nova-cihejna.cz
info@nova-cihejna.cz



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	Zahrada	46,90
Celková plocha		123,08

*Projekt Nova Cihelna Třeboň se vyznačuje přísnou znalostí. Veškeré měření a informace jsou pouze orientační. Součástí kupní ceny bytu není nábytek. Podlahová plocha bytu je včetně plochy přilehlé a vnitřních nosných stěn dle výštinového měření 30.01.2023 Stb.
**Užitná plocha je včetně vnitřních předsíňů bytu.