



Apartment Three-bedroom (4+kk)

€ 530 111 | CZK 12 902 913

119.67 m², Třeboň, Svobody





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Total area	141 m²
Floor area*	120 m²
Loggia	21 m²
Garden	40 m²
Parking	Parking space at extra cost
Garage	Yes
Cellar	Yes
PENB	B
Reference number	101826

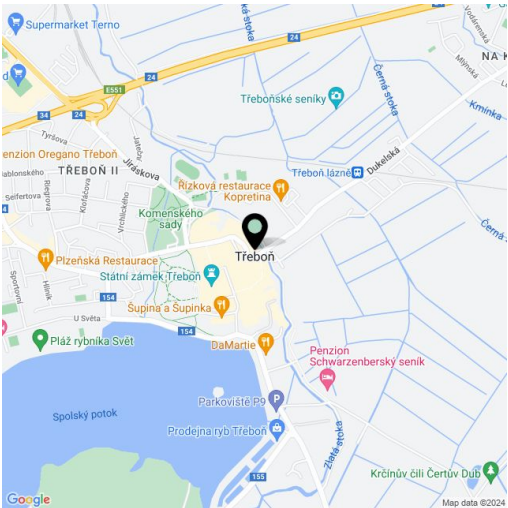
This 3-bedroom apartment with a loggia, a terrace and a garden is part of the Nová Cihelna project, which is currently being built on the site of a former brickyard that was founded in the 17th century, located in the picturesque spa town of Třeboň. Part of a UNESCO biosphere reserve, it lies in the 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, 3 bedrooms (one with access to the loggia), 2 bathrooms (shower, toilet, sink), a separate toilet, a utility room, and a foyer. The living room will have access to a large east-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 119.67 m², loggia 3.66 m², loggia 17.65 m², garden 40.15 m².



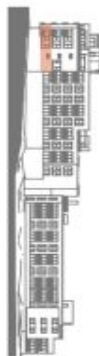
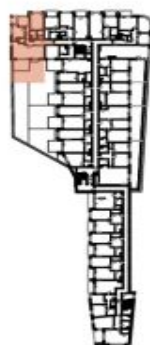
* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.

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NOVÁ CIHELNA

TŘEBŮŽ



JEDNOTKA	2.18	
DISPOZICE	4KKK	
PODLAŽÍ	2.NP	
Č.	Místnost	m ²
1	Předstř	17,44
2	Komora	1,73
3	Koupečna + WC	4,44
4	Obytná místnost s kuchyní	39,53
5	WC	2,49
6	Ložnice	14,50
7	Pokoř	8,94
8	Ložnice	19,57
9	Koupečna	3,33
Užitva plocha**		111,97
Podlahová plocha*		119,67
10	Ložtie	3,66
11	Ložtie	17,65
12	Zahrada	40,15
Celková plocha		181,13

¹⁰Włostkiewicz, 2013: 100. On the other hand, the author of the book does not mention the fact that the author of the book is a Polish citizen, which is a violation of the Polish law on the protection of personal data (art. 17 of the Act of 10 October 2002 on the protection of personal data).