



Apartment Two-bedroom (3+kk)

€ 334 498 | CZK 8 138 329

75.93 m², Třeboň, Svobody





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Total area	81 m²
Floor area*	76 m²
Balcony	5 m²
Parking	Parking space at extra cost
Garage	Yes
Cellar	Yes
PENB	B
Reference number	101827

This 2-bedroom apartment with a balcony 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 utility room, and an foyer. The living room will have access to a west-facing balcony.

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 75,93 m², balcony 5.15 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.

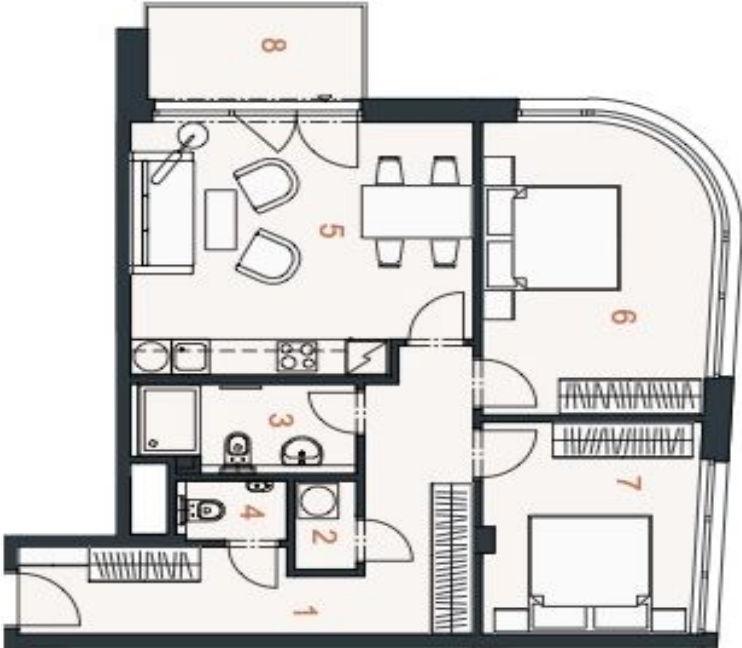


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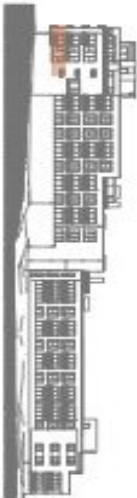
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NOVÁ CIHELNA
TŘEBOŇ



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JEDNOTKA	2.36
DISPOZICE	3+KK
PODLAŽÍ	2.NP
Č. Místnost	m²
1 Předsiň	14,99
2 Komora	1,45
3 Koupelna + WC	4,68
4 WC	1,73
5 Obýtná místnost s kuchyní	21,55
6 Ložnice	16,15
7 Ložnice	11,38
Užitná plocha**	71,93
Podlahová plocha*	75,93
8 Balkon	5,15
Celková plocha	81,09

*Prostředí Nové Cihelny Třeboň si vyhradzuje právo na změny. Všechné měřidlo
a informace jsou pouze orientační. Součástí kupní ceny bytu není nábytek.
Podlahová plocha bytu je včetně plochy přilehlé a vnitřních neopracovaných stěn ideálně
měřeni 28/6/2013 SÚ.

**Užitná plocha je včetně zastřešené plochy bytu.