



Apartment Two-bedroom (3+kk)

89.88 m², Třeboň, Svobody

€ 398 818 | CZK 9 689 285





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Total area	100 m²
Floor area*	90 m²
Loggia	10 m²
Parking	Parking space at extra cost
Garage	Yes
Cellar	Yes
PENB	B
Reference number	101831

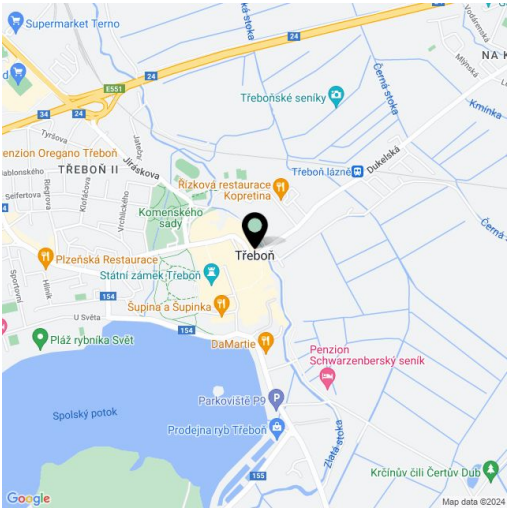
This 2-bedroom apartment with two loggias is part of the Nová Cihelna project, which is currently being built on the site of a former brickyard that was founded in the 17th century, located in the picturesque spa town of Třeboň. Part of a UNESCO biosphere reserve, it lies in the middle of a romantic 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.



* 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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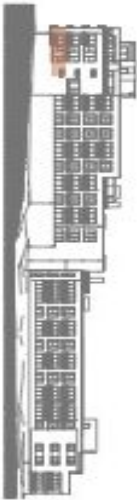
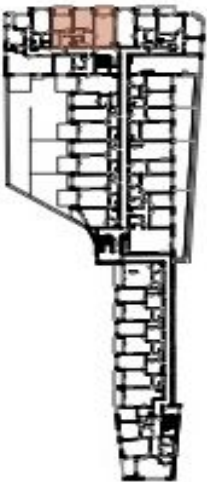
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NOVÁ CIHELNA
TŘEBOŇ



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JEDNOTKA	2.16
DISPOZICE	3+KK
PODLAŽÍ	2.NP
Č. Místnost	m²
1 Předsiň	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

*Projekt Nová Cihelna Třeboň si vyhradzuje právo na změny. Veškeré měřítály a informace jsou pouze orientační. Součástí kopie ceny bysoutní měřítak. Podlahová plocha bytu je včetně ploch přileh a vnitřních nevyužitých sítě ide vlastního nájizem 366/2013 Sb. **Užitná plocha je včetně nevyužitých ploch bytu.