



Apartment Two-bedroom (3+kk)

€ 436 374 | CZK 10 621 338

92.44 m², Třeboň, Svobody





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Total area	111 m ²
Floor area*	92 m ²
Terrace	18 m ²
Garden	17 m ²
Parking	Parking space at extra cost
Garage	Yes
Cellar	Yes
PENB	B
Reference number	101833

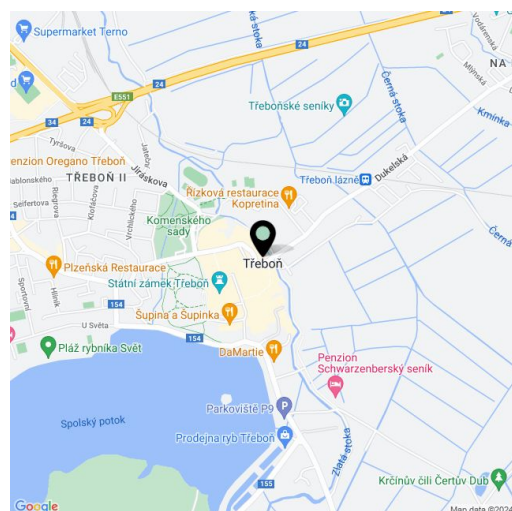
This 2-bedroom apartment with a terrace and a garden is part of the Nová Cihelna project, which is currently being built on the site of a former brickyard that was founded in the 17th century, located in the picturesque spa town of Třeboň. Part of a UNESCO biosphere reserve, it lies in the middle of 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, 2 bedrooms, a bathroom, a separate toilet, a utility room, and a 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 92.44 m², terrace 18.38 m², garden 16.92 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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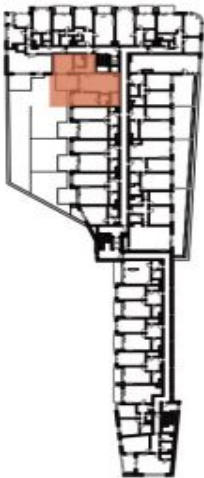
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NOVÁ CIHELNA
TŘEBOŇ



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JEDNOTKA	2.19
DISPOZICE	3+KK
PODLAŽÍ	2.NP
Č. Místnost	m²
1 Předsiň	10,35
2 Koupelna	5,85
3 Pokoj	15,68
4 Obýtný pokoj + KK	32,11
5 Ložnice	15,30
6 Koupelna	4,67
7 Technická místnost	4,86
Užitná plocha**	88,84
Podlahová plocha*	92,44
8 Terasa	18,38
9 Zahrada	16,92
Celková plocha	127,74

*Projekt Nová Cihelna Třeboň si vyhrazuje právo na změny. Veškeré materiály a informace jsou pouze orientační. Součástí kupní ceny bytu není nábytek. Podlahová plocha bytu je včetně ploch příček a vnitřních nosných stěn dle výšního nariadení 366/2013 Sb.
**Užitná plocha je včetně instalací na předstěn bytu.