



Apartment Two-bedroom (3+kk)

€ 407 435 | CZK 9 912 903

93.94 m², Třeboň, Svobody





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Total area	99 m ²
Floor area*	94 m ²
Balcony	5 m ²
Parking	Parking space at an extra cost
Garage	Yes
Cellar	Yes
PENB	B
Reference number	108900

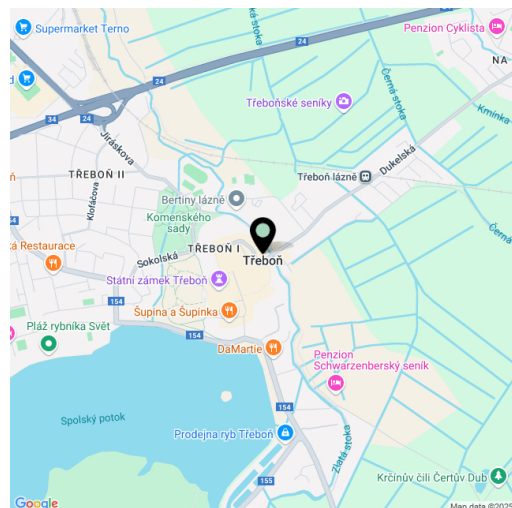
This 2-bedroom apartment with a balcony is part of the Nová Cihelna project, which is currently being built on the site of a former brickyard that was founded in the 17th century, located in the picturesque spa town of Třeboň. Part of a UNESCO biosphere reserve, it lies in the middle of a romantic landscape, 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 2nd floor apartment will consist of a living space with a preparation for a kitchen, 2 bedrooms, 2 bathrooms, and a foyer. The living room will have access to a **south-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 93.94 m², balcony 5.31 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.



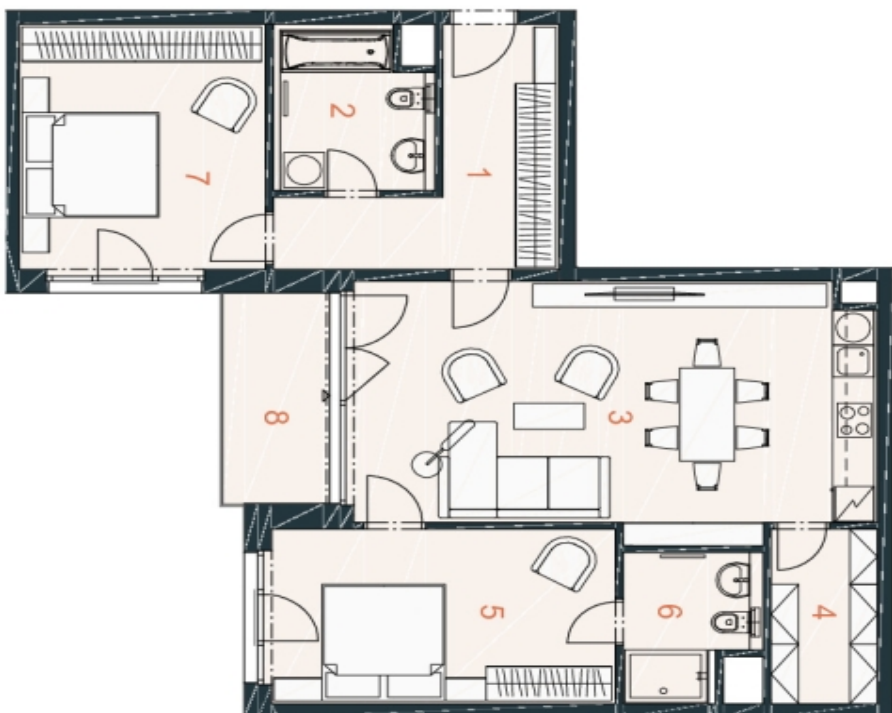
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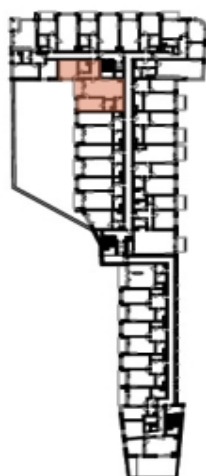
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NOVÁ CIHELNA

TŘEBŇ



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JEDNOTKA	3.41
DISPOZICE	3+KK
PODLAŽÍ	3.NP
Č. Místnost	m ²
1 Předsiň	10,56
2 Koupelna + WC	6,23
3 Obýtná místnost s kuchyní	32,73
4 Komora	4,65
5 Ložnice	15,43
6 Koupelna + WC	4,67
7 Ložnice	15,38
Užitná plocha**	89,65
Podlahová plocha*	93,94
8 Balkon	5,31
Celková plocha	99,25

*Projekt: Nová Cihelna Třeboň si vyhradzuje právo na změny. Veškeré množství a informace jsou pouze orientační. Součástí kupní ceny bytu není nábytek. Podlahová plocha bytu je včetně ploch přilehlých a vnitřních nosných stěn dle vlešního nářezní 356/2013 Stb.
**Užitná plocha je včetně instalatérských předsídek bytu.