



Apartment One-bedroom (2+kk)

€ 346 977 | CZK 8 445 422

79.83 m², Třeboň, Svobody



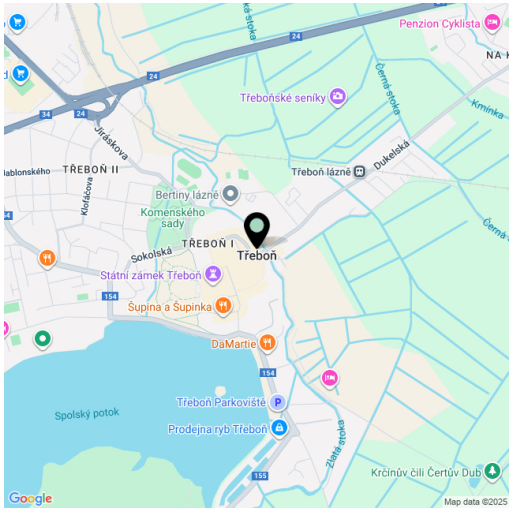


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Total area	90 m²
Floor area*	80 m²
Loggia	11 m²
Parking	Parking space at an extra cost
Garage	Yes
Cellar	Yes
PENB	B
Reference number	110309



* 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.

This 1-bedroom apartment with a loggia 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 ground floor apartment will consist of a living space with a preparation for a kitchen, a bedroom, a walk-in wardrobe, a bathroom (bathtub, toilet, sink), a pantry, a hall, and a foyer. The living room will have access to a south-facing loggia.

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 Hard Graphite dark shade. 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 79.83 m², loggia 10.52 m².

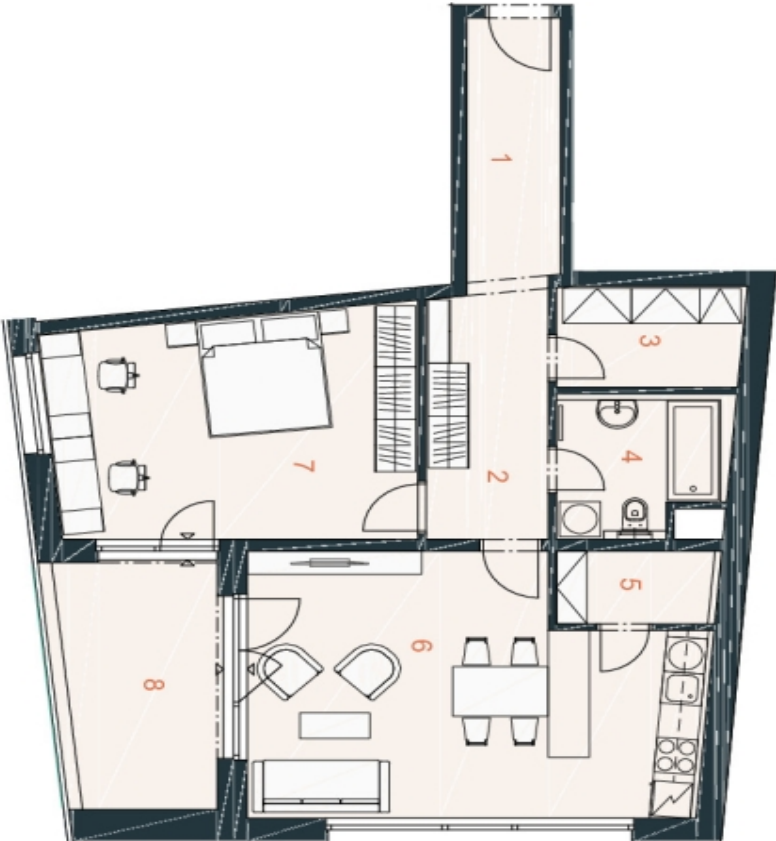


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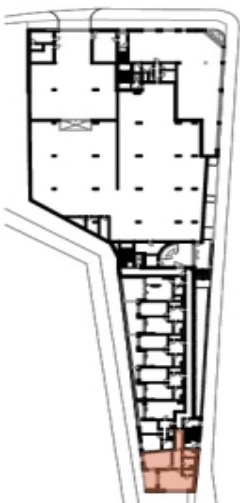
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NOVÁ CIHELNA
TŘEBOŇ



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JEDNOTKA	1.15
DISPOZICE	2+KK
PODLAŽÍ	1.NP
Č. Místnost	m²
1 Předšl	6.14
2 Chodba	8.23
3 Šaha	4.72
4 Koupejna + WC	5.80
5 Komora	3.04
6 Obýtná místnost s kuchyní	27.58
7 Ložnice	20.59
Užitná plocha**	76.10
Podlahová plocha*	79.83
8 Lodžie	10.52
Celková plocha	90.35

*Projekt Nová Cihelna Třeboň si vyhradzuje právo na změny. Veškeré materiály a informace jsou pouze orientační. Součástí kupní ceny bytu není nábytek. Podlahová plocha bytu je včetně ploch přilehk a vnitřních nosných stěn dle vlašního nářezní 356/2013 Sb.
**Užitná plocha je včetně instalačních předsazen bytu.