



Apartment Two-bedroom (3+kk)

€ 345 642 | CZK 8 412 918

75.86 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	110310

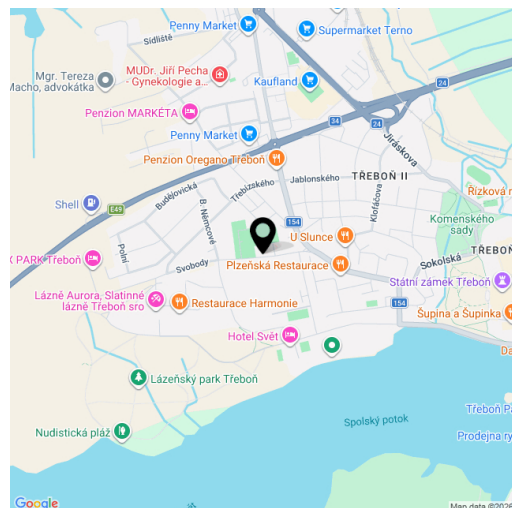
This 2-bedroom apartment with a balcony is part of the Nová Cihelna project, which is currently being built on the site of a former brickyard that was founded in the 17th century, located in the picturesque spa town of Třeboň. Part of a UNESCO biosphere reserve, it lies in the middle of a romantic landscape, 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, a bathroom, a separate toilet, a pantry, and a foyer. The living room will have access to a **southwest-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 75.86 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.



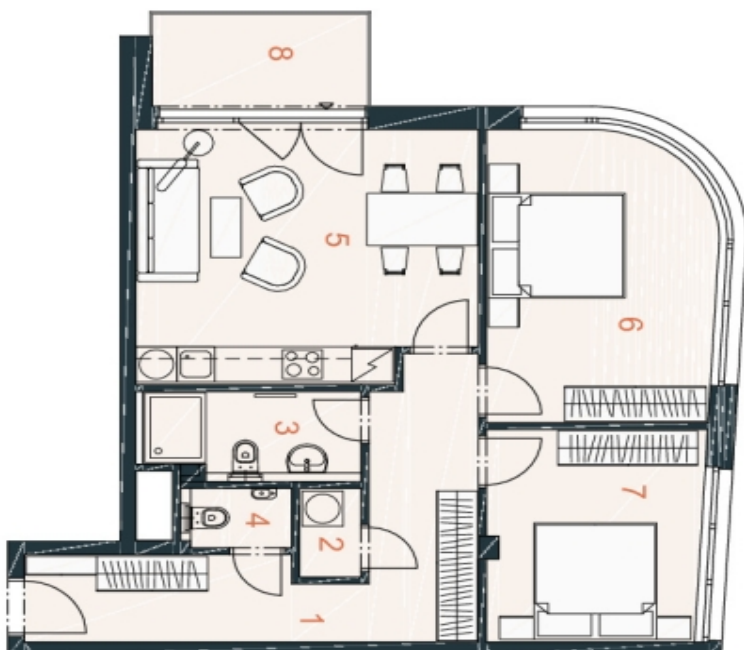
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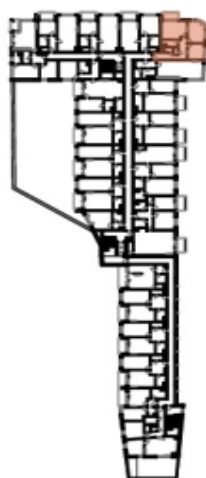
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NOVÁ CIHELNA

TŘEBOŇ



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JEDNOTKA	3,58
DISPOZICE	3+KK
PODLAŽÍ	3.NP
Č. Místnost	m²
1 Předsiň	14,95
2 Komora	1,54
3 Koupelna + WC	4,67
4 WC	1,74
5 Obýtná místnost s kuchyní	21,49
6 Ložnice	16,15
7 Ložnice	11,39
Užitná plocha**	71,93
Podlahová plocha*	75,86
8 Balkon	5,15
Celková plocha	81,01

*Projekt: Nová Cihelna Třeboň si vyhrazuje právo na změny. Veškeré materiály a inčormace jsou pouze orientační. Součástí kupní ceny bytů není nábytek. Podlahová plocha bytu je včetně ploch příček a vnitřních nosných stěn cke vložního nářezem 356/2013 Sb.

**Užitná plocha je včetně instalací předsedů bytu.