



Apartment One-bedroom (2+kk)

€ 271 903 | CZK 6 618 131

59.9 m², Třeboň, Svobody





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Total area	65 m²
Floor area*	60 m²
Balcony	5 m²
Parking	Parking space at extra cost
Garage	Yes
Cellar	Yes
PENB	B
Reference number	110316

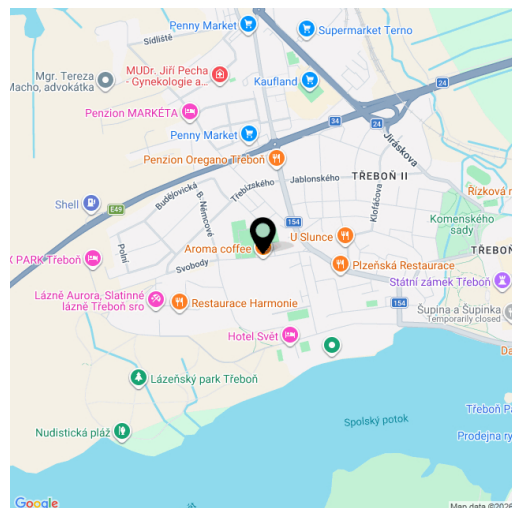
This one-bedroom apartment with a balcony is part of the Nová Cihelna project, which is currently being built on the site of a former brickyard that was founded in the 17th century, located in the picturesque spa town of Třeboň. Part of a UNESCO biosphere reserve, it lies in the middle of a romantic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

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 59.9 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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NOVÁ CIHELNA
TŘEBOŇ



JEDNOTKA	3.44
DISPOZICE	2+KK
PODLAŽÍ	3.NP
Č. Místnost	m²
1 Předsiň	8,33
2 Kuchyně + WC	4,71
3 Obýtná místnost s kuchyní	23,58
4 Ložnice	21,07
Užitná plocha**	57,69
Podlahová plocha*	59,90
5 Balkon	5,31
Celková plocha	65,21

EXKLUZIVNÍ ZASTOUPENÍ
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*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 přilehk a vnitřních nosných stěn cke vlnšního nářzení 356/2013 Sb.
**Užitná plocha je včetně instalatérských přístrojk bytu.