



## Apartment Studio (1+kk)

29.27 m<sup>2</sup>, Třeboň, Svobody

€ 176 477 | CZK 4 287 513



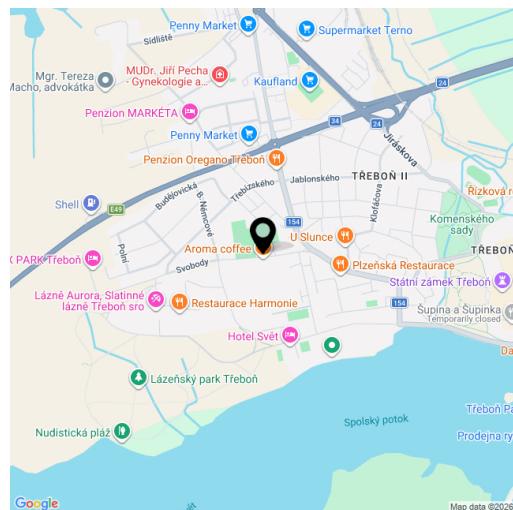


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Total area	35 m <sup>2</sup>
Floor area*	29 m <sup>2</sup>
Terrace	6 m <sup>2</sup>
Garden	3 m <sup>2</sup>
Parking	Parking space at extra cost
Garage	Yes
Cellar	Yes
PENB	B
Reference number	110751



**This one-room apartment with a terrace and 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, a bathroom (shower, toilet, sink), and an 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 window with triple-glazed pane, 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 29.27 m<sup>2</sup>, terrace 5.65 m<sup>2</sup>, garden 3.09 m<sup>2</sup>.

\* 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.



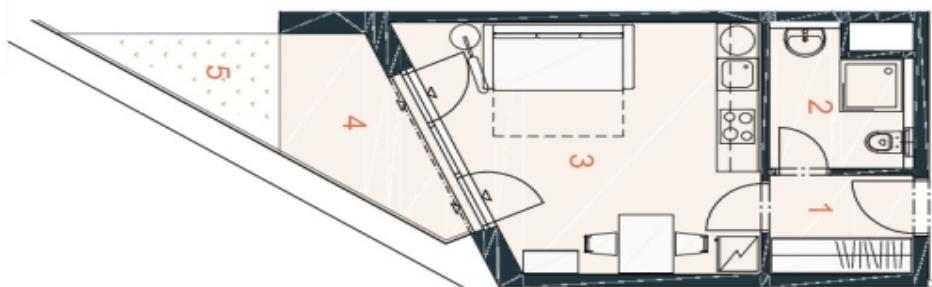
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NOVĀ CIHELNA

TŘEBONĚ



5m

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EXKLUZIVNÍ ZASTOUPENÍ

swoboda&williams | CHRISTIE'S  
INTERNATIONAL REAL ESTATE

Na Perštýně 2, 110 00, Praha 1

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Č.	Místnost	m <sup>2</sup>
1	Předsíň	3,77
2	Koupelna + WC	4,26
3	Obytná místnost s kuchyní	19,28
4	Užitná plocha**	27,31
5	Podlahová plocha*	29,27
Celková plocha		38,01



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