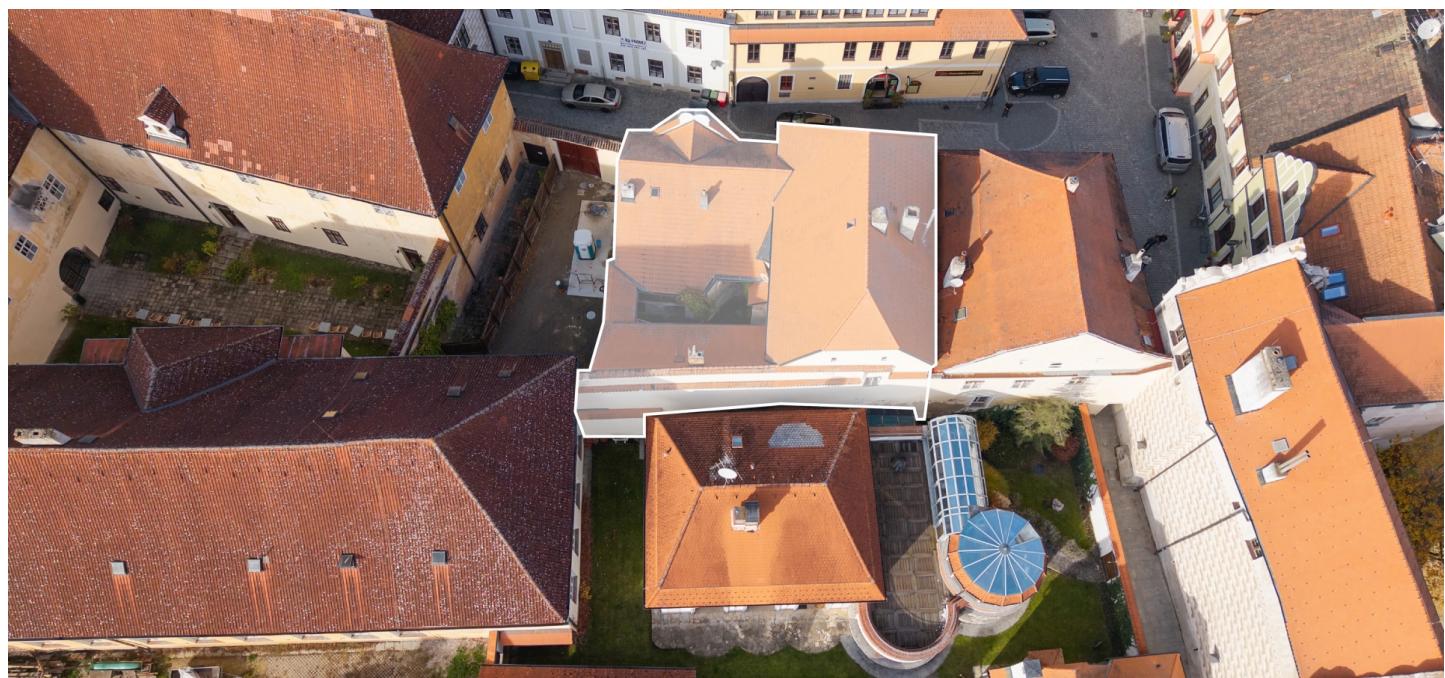




## Apartment building Nine-bedroom (10+1)

€ 452 117 | CZK 11 000 000

595 m<sup>2</sup>, Třeboň, Krčínova



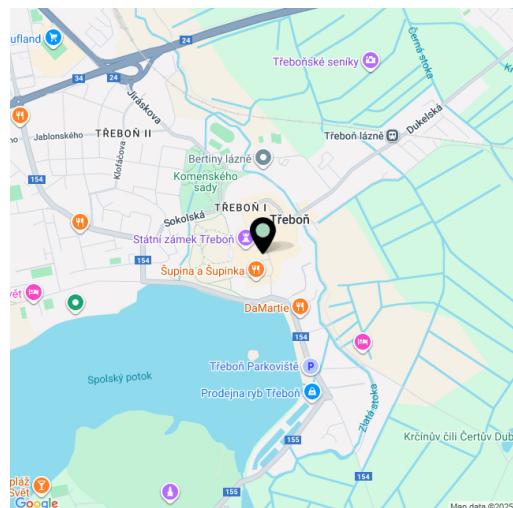


## Apartment building Nine-bedroom (10+1)

€ 452 117 | CZK 11 000 000

595 m<sup>2</sup>, Třeboň, Krčínova

Total gross floor area of the building	850 m <sup>2</sup>
Total net leasable area of the building	595 m <sup>2</sup>
Plot	331 m <sup>2</sup>
Foot print	331 m <sup>2</sup>
Parking	-
Cellar	-
PENB	G
Reference number	111296



**A pair of adjacent historic buildings with a rich past and a valid building permit for conversion into an apartment house (an extension has been applied for), located in the historic center of Třeboň, close to the castle park and main square. The buildings are a former synagogue and school—the latter listed as an immovable cultural monument—represent significant architectural value and form an important part of the historic fabric of this renowned spa town.**

Despite later modifications, the former Jewish school building remains one of the best-preserved early Renaissance houses in Třeboň, retaining its original Gothic plot layout. The former synagogue displays Neo-Classical and Empire-style architectural elements. Both houses, which have cellars and are designated for complete reconstruction, feature vaulted ceilings in the basement and ground floor that emphasize their exceptional historical character. The interiors are interconnected, and the proposed layout includes six apartments, two hotel-type rooms, a breakfast room, a common room, and technical facilities. In 2005, the roofs of both buildings were replaced, including the reconstruction of one of the roof trusses.

The sale also includes a courtyard and an outbuilding. The architectural project for the planned apartment house—designed in response to the shortage of quality accommodation in Třeboň—has a building permit, and an application for its extension has already been submitted.

The property is located next to the Třeboň State Castle complex, just a few steps from Masaryk Square with St. Giles Church and the Town Hall Tower. From the castle courtyard, it is easy to stroll into the castle park and Komenský Gardens, and the path to the Svět Pond dam leads along a romantic route past the Regent Brewery and through the Svinenská Gate. The surroundings of Třeboň are ideal for cycling and nature enthusiasts, and the region is famous for its traditional fish specialties, served in local restaurants and pubs.

Current gross floor area 850 m<sup>2</sup>, future net floor area 595 m<sup>2</sup>, plot 331 m<sup>2</sup>.