



Apartment Studio (1+kk)

€ 285 472 | CZK 6 948 389

43.92 m², Třeboň, Svobody



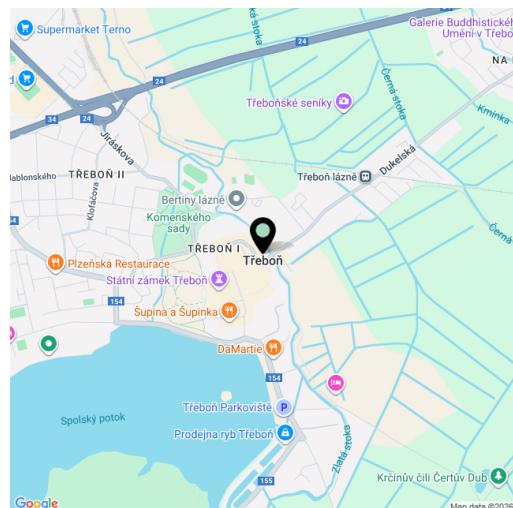


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Total area	94 m ²
Floor area*	44 m ²
Terrace	50 m ²
Parking	Parking space at extra cost
Garage	Yes
Cellar	Yes
PENB	B
Reference number	111807



* 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 studio apartment 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 5th floor apartment will consist of a living space with a preparation for a kitchen and an entrance to the **terrace with a garden**, a bathroom (shower, toilet, sink), and a foyer.

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 43.92 m², terrace with garden 50.27 m² (34.41 m² + 15.86 m²).



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NOVÁ CIHELNA

TŘEBOŇ



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Projekt Nová Cihelna. Tento byt je výrobou na zakázku, výrobek je výhradně určen pro majitele. Výrobce nevzíme žádost o využití jeho názvu, logo, obrázku nebo jeho části v rámci výroby a výroby podobných nebo podobnějších výrobků. Uplatňuje se zákon o ochraně osobního údaje.

JEDNOTKA	6.87
DISPOZICE	1+KK
PODLOŽKA	6,87 m ²
Č.	Místnosti
1	Předsíň
2	Koupelna + WC
3	Obyvá místnost s kuchyní
4	Terasa
5	Záhrada
Celková plocha	94,19
Užitá plocha**	41,67
Podlahová plocha*	43,92

