



Apartment Studio (1+kk)

€ 282 130 | CZK 6 867 053

41.99 m², Třeboň, Svobody





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| | |
|------------------|-----------------------------|
| Total area | 89 m ² |
| Floor area* | 42 m ² |
| Terrace | 47 m ² |
| Parking | Parking space at extra cost |
| Garage | Yes |
| Cellar | Yes |
| PENB | B |
| Reference number | 111808 |

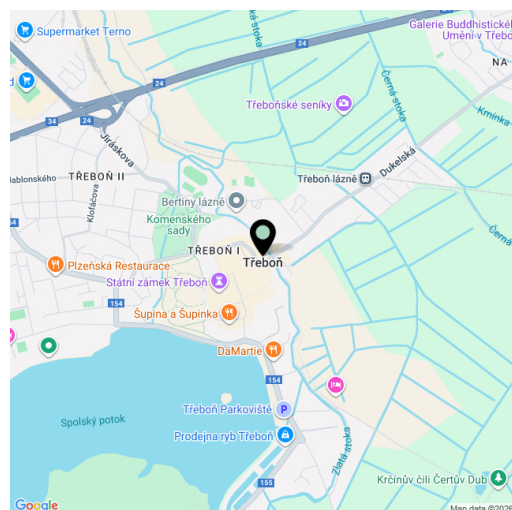
This studio apartment with a terrace and a garden is part of the Nová Cihelna project, which is currently being built on the site of a former brickyard that was founded in the 17th century, located in the picturesque spa town of Třeboň. Part of a UNESCO biosphere reserve, it lies in the middle of a romantic 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 5th floor apartment will consist of a living space with a preparation for a kitchen and a **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 41.99 m², terrace with a garden 46.54 m² (28.84 m² + 17.7 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 | 6,86 |
| DISPOZICE | 1+KK |
| PODLAŽÍ | 6.NP |
| Č. Místnost | m ² |
| 1 Předsíň | 6,88 |
| 2 Koupelna + WC | 5,85 |
| 3 Obytná místnost s kuchyní | 27,29 |
| Užitná plocha** | 40,02 |
| Podlahová plocha* | 41,99 |
| 4 Terasa | 28,94 |
| 5 Zahrada | 17,70 |
| Celková plocha | 88,53 |

*Včetně plochy v rámci výhledu z balkonů a teras. **Včetně plochy v rámci výhledu z balkonů a teras. Podlahová plocha je v souladu s výhledem z balkonů a teras. Celková plocha je v souladu s výhledem z balkonů a teras.