



Apartment Two-bedroom (3+kk)

€ 760 158 | CZK 18 502 238

119.26 m², Třeboň, Svobody



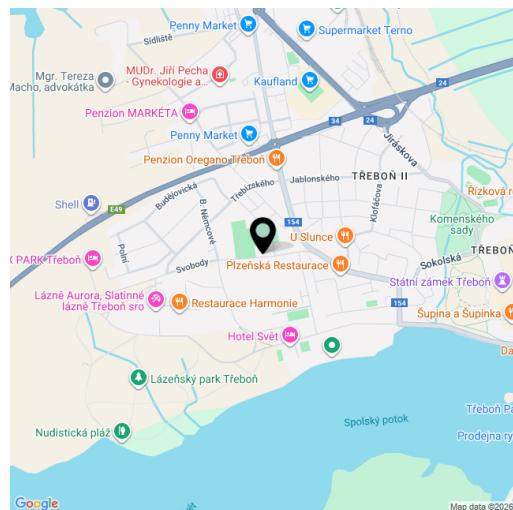


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Total area	163 m ²
Floor area*	119 m ²
Terrace	44 m ²
Parking	Parking space at an extra cost
Garage	Yes
Cellar	Yes
PENB	B
Reference number	111810



* 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 two-bedroom apartment with a terrace 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, 2 bedrooms, a bathroom, a separate toilet, and a foyer. The living room will have access to a terrace.

The 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 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 119.26 m², terrace 43.52 m²



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NOVÁ CIHELNA

TŘEBOŇ



Projekt: Hotel České Švýcarsko. Tento byt je výhradně určený k prodeji. Vlastník a místní kancelář nemají žádat o informaci o jeho vlastnictví. Odhadem je výška výhledového hodnoty bytu v tomto bytovém domě 700 000 Kč za m². Výhledová hodnota bytu je určena na základě výhledového plánování.

JEDNOTKA		6,84
DISPOZICE		3+KK
PODLAŽÍ		6. A.P.
č.	Místnost	m ²
1	Předsíň	17,63
2	WC	2,68
3	Koupelna + WC	10,01
4	Obyvárná místnost s kuchyní	34,82
5	Ložnice	21,91
6	Ložnice	28,70
Užitná plocha**		115,75
Podlahová plocha*		119,26
7	Terasa	43,52
Celková plocha		162,78

