



## Apartment One-bedroom (2+kk)

€ 277 734 | CZK 6 862 800

59.15 m², Jindřichův Hradec, Třeboň, Svobody





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Total area	76 m²
Floor area*	59 m²
Terrace	17 m²
Garden	47 m²
Parking	Parking space at extra cost
Garage	Yes
Cellar	Yes
PENB	B
Reference number	101825

This 1-bedroom 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 date in September of 2026.

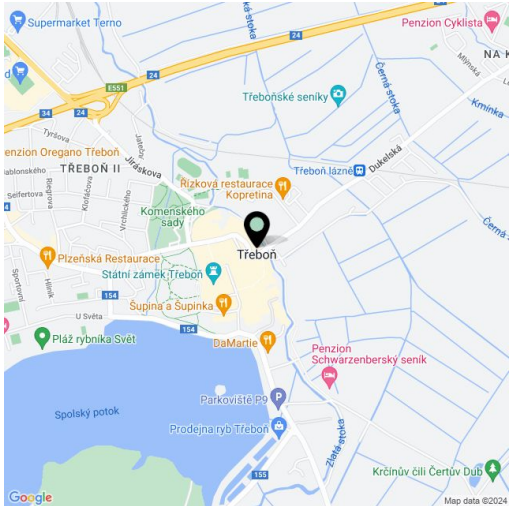
The area of the 1st floor apartment will consist of a living space with a preparation for a kitchen, a bedroom, a bathroom (shower, toilet, sink), a utility room, and an foyer. The living room will have access to a large south-facing terrace connected to the garden.

The facilities include recuperation, 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 59.15 m², terrace 16.94 m², garden 46.84 m².

For more information, please visit the project website [www.nova-cihelna.cz](http://www.nova-cihelna.cz).



\* 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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EXKLUZIVNÍ ZASTOUPENÍ

svoboda&williams

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INTERNATIONAL REAL ESTATE

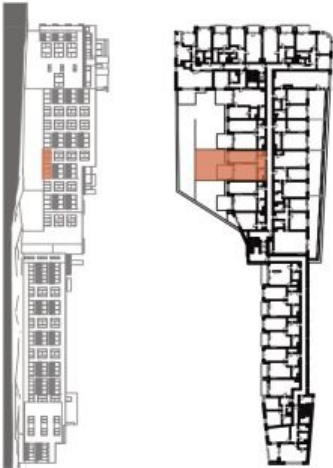
Na Perštýně 2, 110 00, Praha 1

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NOVÁ CIHELNA  
TŘEBONĚ



JEDNOTKA	2.22	
DISPOZICE	2+KK	
PODLAŽÍ	2.NP	
Č.	Místnost	m <sup>2</sup>
1	Předsiň	6,27
2	Technická místnost	1,56
3	Ložnice	20,79
4	Obýtný pokoj + KK	23,38
5	Koupelna	4,81
Užitná plocha**		56,81
Podlahová plocha*		59,15
6	Terasa	16,94
7	Zahrada	46,84
Celková plocha		122,93

\*Projekt Nová Cihelna Třeboň si vyhraňuje právo na změny. Všechny materiály a informace jsou pouze orientační. Souděním kupní ceny bytu není náhrada. Podlahová plocha bytu je včetně ploch přilek a vnitřních nosných stěn dle výkresu nařízení 366/2013 Sb.

\*\*Užitná plocha je včetně instalací představen bytu.