



Apartment Two-bedroom (3+kk)

€ 386 042 | CZK 9 539 100

92.44 m², Jindřichův Hradec, Třeboň, Svobody





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Total area	111 m²
Floor area*	92 m²
Terrace	18 m²
Garden	17 m²
Parking	Parking space at extra cost
Garage	Yes
Cellar	Yes
PENB	B
Reference number	101833

This 2-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.

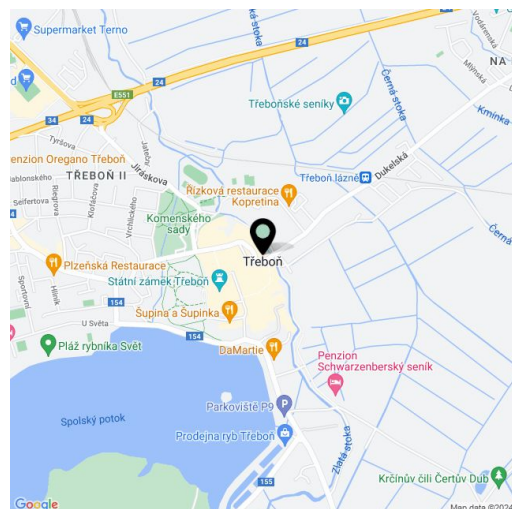
The area of the 1st floor apartment will consist of a living space with a preparation for a kitchen, 2 bedrooms, a bathroom, a separate toilet, a utility room, and a foyer. The living room will have access to a **large south-facing terrace connected to the garden.**

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 92.44 m², terrace 18.38 m², garden 16.92 m².

For more information, please visit the project website 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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NOVÁ CIHELNA
TŘEBONĚ

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JEDNOTKA	2.19
DISPOZICE	3+KK
PODLAŽÍ	2.NP
Č. Místnost	m²
1 Předstř	10,35
2 Koupejna	5,85
3 Pokoj	15,68
4 Obýtný pokoj + KK	32,11
5 Ložnice	15,30
6 Koupejna	4,67
7 Technická místnost	4,86
Užitná plocha**	88,84
Podlahová plocha*	92,44
8 Terasa	18,38
9 Zahrada	16,92
Celková plocha	127,74

*Projekt Nová Cihelna Třeboň si vyhradila právo na změny. Všechny materiály a informace jsou pouze orientační. Stavební kupní ceny bytu není náhrada. Podlahová plocha bytu je včetně plochy přilepk a vnitřních nosných stěn dle výkresu. Užitná plocha je včetně instalací představen bytu.