



Apartment Two-bedroom (3+kk)

€ 487 670 | CZK 12 162 500

79.71 m², Jindřichův Hradec, Třeboň, Svobody





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Total area	118 m²
Floor area*	80 m²
Terrace	38 m²
Garden	35 m²
Parking	Parking space at extra cost
Garage	Yes
Cellar	Yes
PENB	B
Reference number	101837

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.

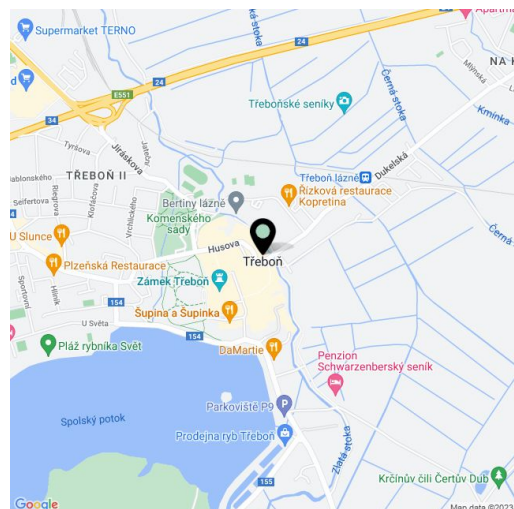
The area of the 4th floor apartment will consist of a living space with a preparation for a kitchen, 2 bedrooms, a bathroom, a separate toilet, and a foyer. The living room will have access to a large south-facing terrace connected to the garden.

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 79.71 m², terrace 38.23 m², garden 34.60 m².

For more information, please visit the project website www.nova-cihelna.cz.



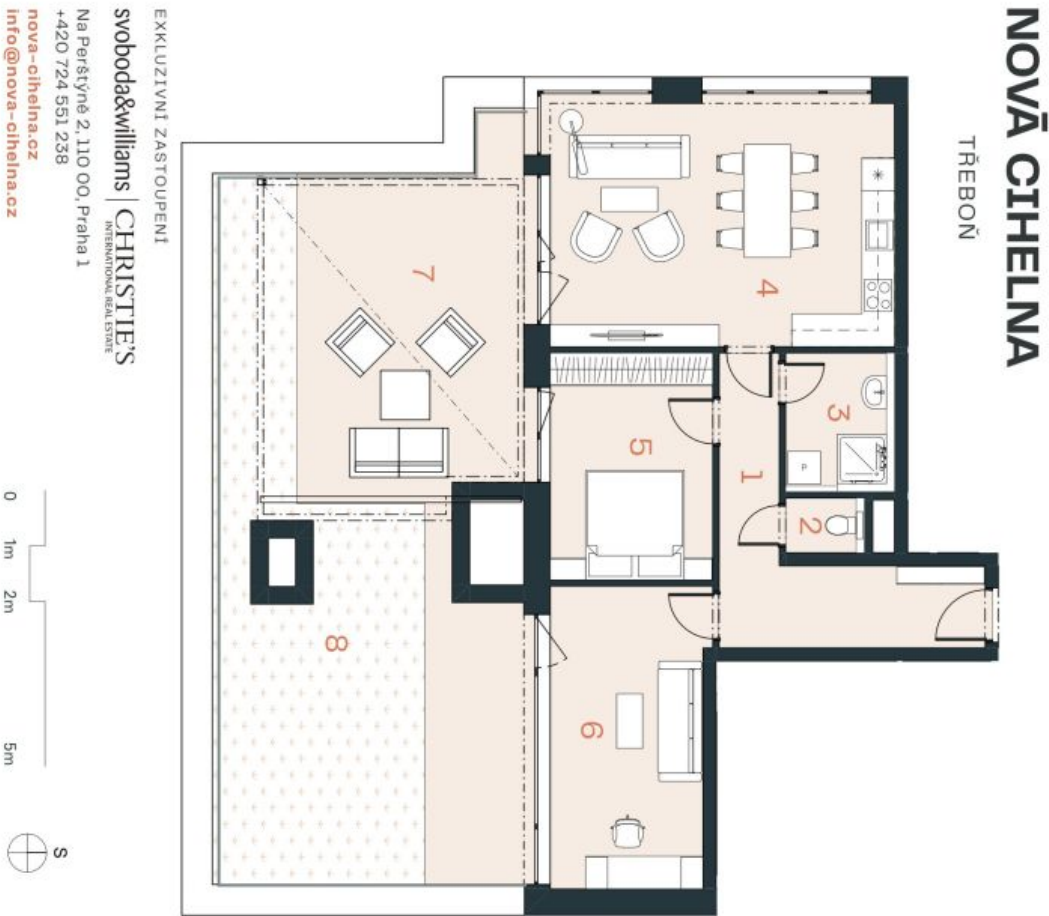
* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



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*Projekt Nová Cihelna Třeboň si vyhraňuje právo na změny vzhledu materiálů a informací jsou pouze orientační. Soudělosti kupní ceny bytu není náležitá. Podlahová plocha bytu je včetně plochy přilehlé a vnitřních nosných stěn dle výkresu nařízení 366/2013 Sb.
**Užitná plocha je včetně instalací představen bytu.

JEDNOTKA	5.77
DISPOZICE	3+KK
PODLAŽÍ	5.NP
Č. Místnost	m²
1 Předsiň	12,01
2 Technická místnost	1,44
3 Koupelna	5,15
4 Obýtný pokoj + KK	29,21
5 Ložnice	12,33
6 Pokoj	15,75
Užitná plocha**	75,89
Podlahová plocha*	79,71
7 Terasa	38,23
8 Zahrada	34,60
Celková plocha	152,54

