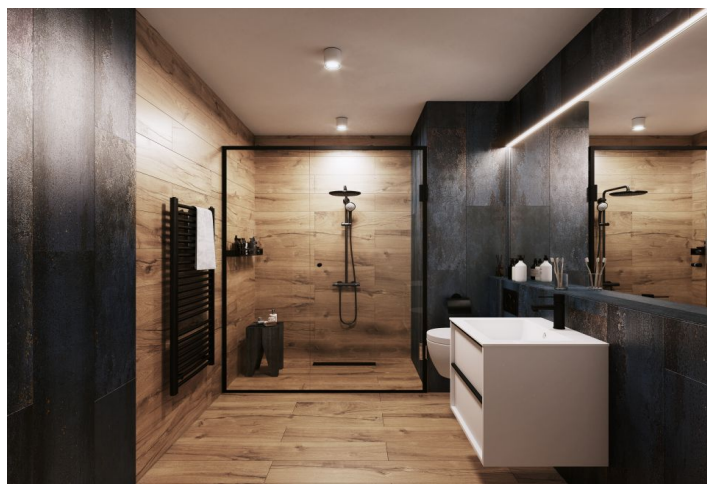




Apartment Three-bedroom (4+kk)

€ 489 935 | CZK 12 373 300

119.58 m², Jindřichův Hradec, Třeboň, Svobody





Apartment Three-bedroom (4+kk)

€ 489 935 | CZK 12 373 300

119.58 m², Jindřichův Hradec, Třeboň, Svobody

Total area	142 m ²
Floor area*	120 m ²
Terrace	18 m ²
Loggia	4 m ²
Garden	40 m ²
Parking	Parking space at extra cost
Garage	Yes
Cellar	Yes
PENB	B
Reference number	101826

This 3-bedroom apartment with a loggia, 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.

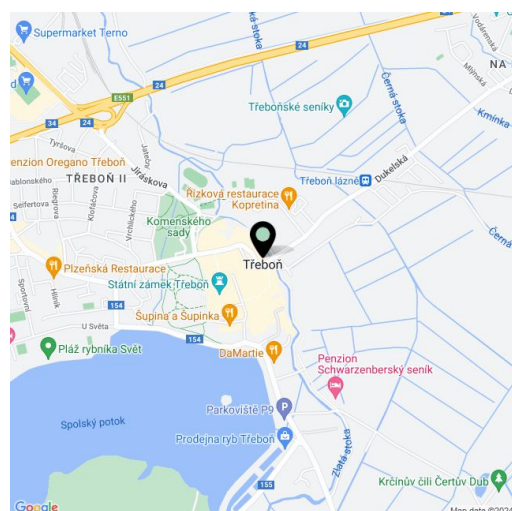
The area of the 1st floor apartment will consist of a living space with a preparation for a kitchen, 3 bedrooms (one with access to the loggia), 2 bathrooms (shower, toilet, sink), a separate toilet, a utility room, and a foyer. The living room will have access to a large east-facing terrace connected 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 119.58 m², loggia 4.3 m², terrace 18.48 m², garden 39.50 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.

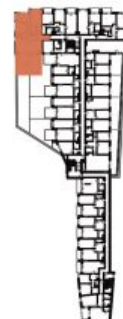


Apartment Three-bedroom (4+kk)

€ 489 935 | CZK 12 373 300

119.58 m², Jindřichův Hradec, Třeboň, Svobody

NOVÁ CIHELNA TŘEBOŇ



JEDNOTKA	2.18	
DISPOZICE	4+KK	
PODLAŽÍ	2.NP	
Č.	Místnost	m²
1	Chodba	17,57
2	Obývací pokoj + KK	39,53
3	Technická místnost	2,57
4	Ložnice	14,55
5	Pokoj	9,96
6	Koupelna	4,20
7	Ložnice	20,07
8	Koupelna	2,89
9	WC	1,75
Užitná plocha**		113,08
Podlahová plocha*		119,58
10	Lodžie	4,30
11	Terasa	18,48
12	Zahrádka	39,50
Celková plocha		181,86

*Podlahová plocha v rámci výstavby je určovaná projekčnou dokumentací a může být různá. **Užitná plocha je plocha určená k užívání. Součástí plochy jsou také plochy určené k užívání, které nejsou součástí výstavby. Podlahová plocha je plocha určená k užívání. Podlahová plocha je plocha určená k užívání. Podlahová plocha je plocha určená k užívání.