



Apartment Two-bedroom (3+kk)

€ 317 458 | CZK 8 017 400

75 m², Jindřichův Hradec, Třeboň, Svobody





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Total area	81 m ²
Floor area*	75 m ²
Balcony	6 m ²
Parking	Parking space at extra cost
Garage	Yes
Cellar	Yes
PENB	B
Reference number	101827

This 2-bedroom apartment with a balcony 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.

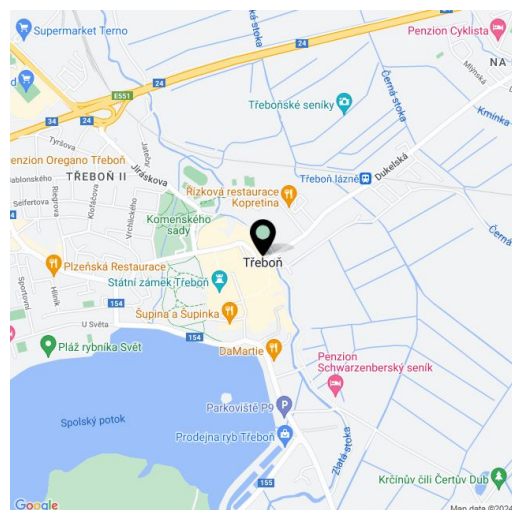
The area of the 1st floor apartment will consist of a living space with a preparation for a kitchen, 2 bedrooms, a bathroom, a separate toilet, a utility room, and an foyer. The living room will have access to a west-facing balcony.

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 75 m², balcony 5.61 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.



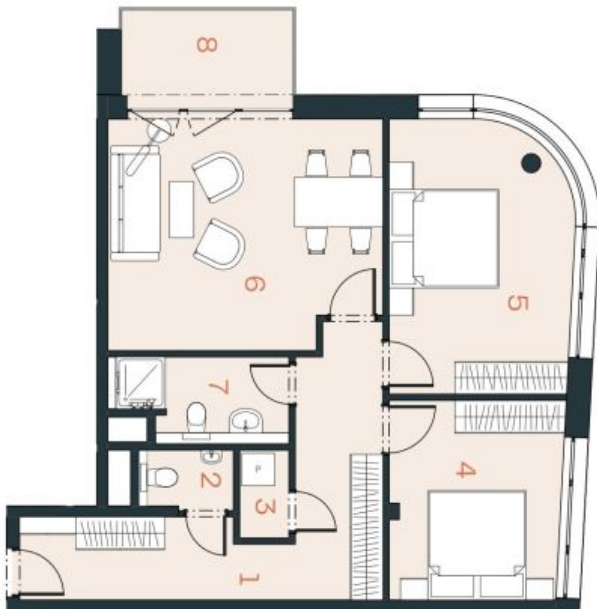
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NOVÁ CIHELNA

TŘEBOŇ



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JEDNOTKA	2.36
DISPOZICE	3+KK
PODLAŽÍ	2.NP
Č. Místnost	m²
1 Předsiň	15,13
2 WC	1,84
3 Technická místnost	1,44
4 Pokoj	11,53
5 Ložnice	16,16
6 Obytný pokoj + KK	21,13
7 Koupelna	4,77
Užitná plocha**	72,01
Podlahová plocha*	75,00
8 Balkon	5,61
Celková plocha	80,61

*Projekt: Nová Cihelna, Třeboň slouží výhradně pro info. Všechny materiály a informace jsou pouze orientační. Souděním kupní ceny bytu není náhrada. Podlahová plocha bytu je včetně plochy přiček a vnitřních nosných stěn dle výšního nariadení 366/2013 Sb.
**Užitná plocha je včetně instalatérských předstěn bytu.