



## Apartment Two-bedroom (3+kk)

€ 317 019 | CZK 8 017 400

75.93 m<sup>2</sup>, Jindřichův Hradec, Třeboň, Svobody





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Total area	81 m <sup>2</sup>
Floor area*	76 m <sup>2</sup>
Balcony	5 m <sup>2</sup>
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.

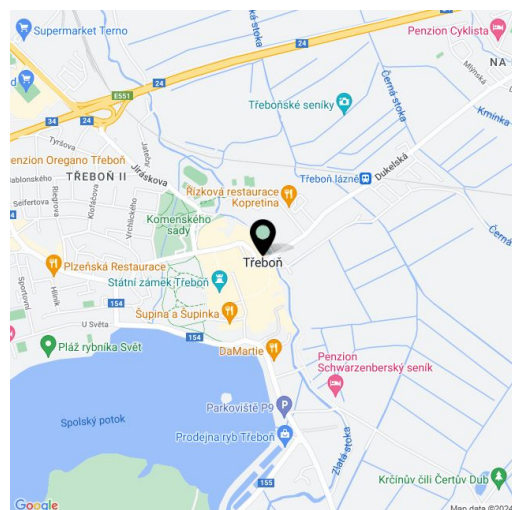
The area of the 1st floor apartment will consist of a living space with a preparation for a kitchen, 2 bedrooms, a bathroom, a separate toilet, a utility room, and an foyer. The living room will have access to a west-facing balcony.

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 75,93 m<sup>2</sup>, balcony 5.15 m<sup>2</sup>.

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.

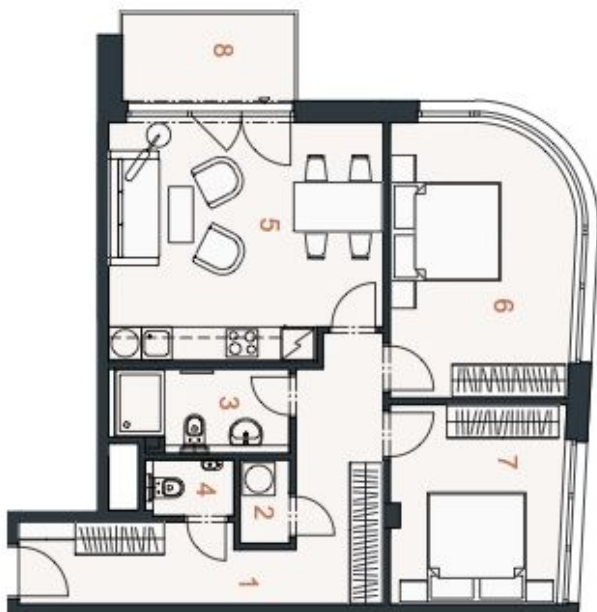


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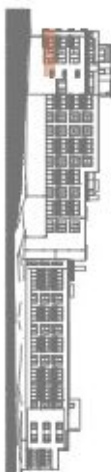
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## NOVÁ CIHELNA TŘEBONĚ



EXKLUZIVNÍ ZASTOUPENÍ  
svoboda&williams | CHRISTIE'S  
INTERNATIONAL REAL ESTATE  
Na Perutyně 2, 110 00, Praha 1  
+420 724 551 238  
nova-cihelna.cz  
info@nova-cihelna.cz



JEDNOTKA	2.36
DISPOZICE	3+KK
PODLAŽÍ	2.NP
Č. Místnost	m <sup>2</sup>
1 Předsiň	14,99
2 Komora	1,45
3 Koupelna + WC	4,68
4 WC	1,73
5 Obýtná místnost s kuchyní	21,55
6 Ložnice	16,15
7 Ložnice	11,38
Užitná plocha**	71,93
Podlahová plocha*	75,93
8 Balkon	5,15
Celková plocha	81,09

\*Průměr výška Okenní a Třeboň si vyřizování právo na změny. Všechny materiály a informace jsou pouze orientační. Stavební kresby byly zpracovány na základě Podlahová plocha bytu je včetně plochy příček a vnitřních nosných stěn s výškovým nářezem 2460/2013 Sb.  
\*\*Užitná plocha je včetně rozlehlého balkonu bytu.