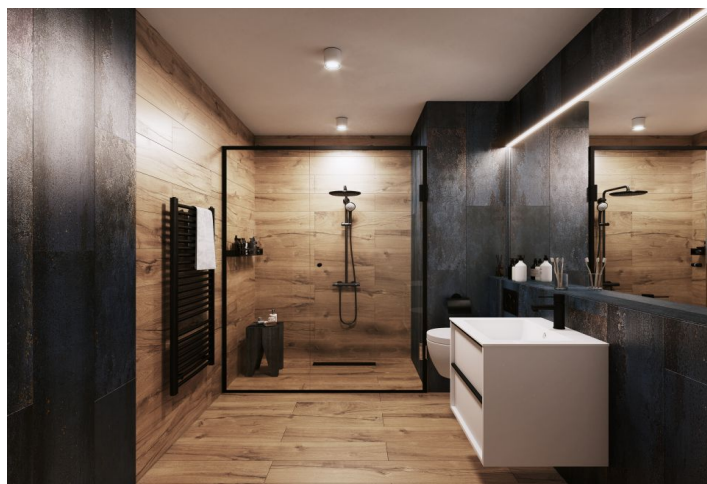




Apartment One-bedroom (2+kk)

€ 282 499 | CZK 7 096 378

59.32 m², Jindřichův Hradec, Třeboň, Svobody





Apartment One-bedroom (2+kk)

€ 282 499 | CZK 7 096 378

59.32 m², Jindřichův Hradec, Třeboň, Svobody

Total area	91 m ²
Floor area*	59 m ²
Terrace	31 m ²
Parking	Parking space at extra cost
Garage	Yes
Cellar	Yes
PENB	B
Reference number	101834

A semi-residential unit with a loggia 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.

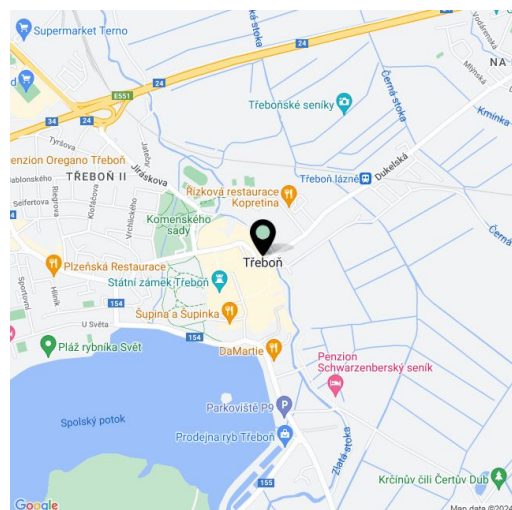
The area of the 1st floor unit will consist of a living space with a preparation for a kitchen, a bedroom, a bathroom, and a foyer. The living room and bedroom will have access to a **large terrace**.

The facilities include **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 59.32 m², terrace 31.45 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.



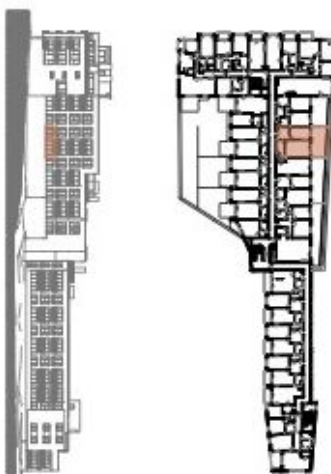
Apartment One-bedroom (2+kk)

€ 282 499 | CZK 7 096 378

59.32 m², Jindřichův Hradec, Třeboň, Svobody

NOVÁ CIHELNA TŘEBONĚ

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



JEDNOTKA	2.33 A
DISPOZICE	2+KK
PODLAŽÍ	2.NP
Č. Místnost	m ²
1 Předstíř	9,66
2 Koupelna + WC	6,66
3 Obýtná místnost s kuchyní	25,04
4 Ložnice	14,55
Užitná plocha**	55,91
Podlahová plocha*	59,32
5 Terasa	31,45
Celková plocha	90,77

*Projekt Nová Cihelna Třeboň si vyhradila právo na změny. Všechny rozměry a informace jsou pouze orientační. Součástí kupní ceny bytu není nábytek. Podlahová plocha bytu je včetně plochy přístřešku a vnitřních nosných stěn dle výštinu náčrtů 3460/2023 Sb.
**Užitná plocha je včetně hraničících předsíňů.