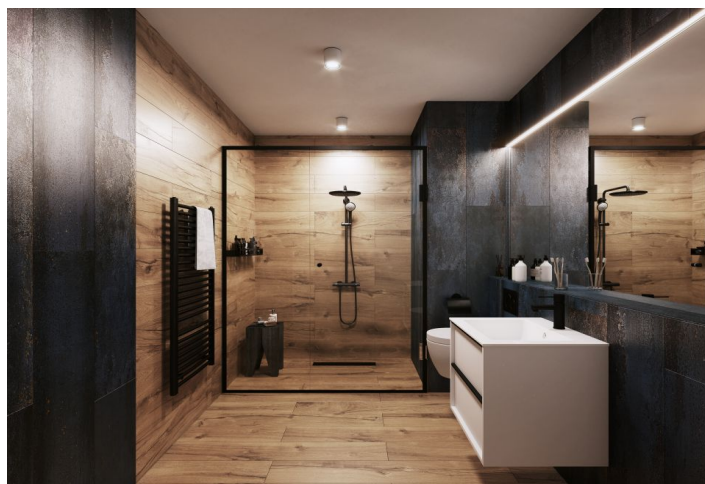




## Apartment One-bedroom (2+kk)

€ 282 893 | CZK 7 096 378

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





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Total area	91 m <sup>2</sup>
Floor area*	59 m <sup>2</sup>
Terrace	31 m <sup>2</sup>
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 **3Q/2027**.

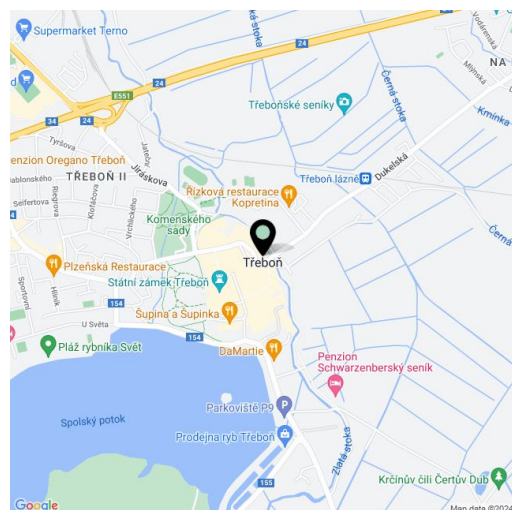
The area of the 1st floor unit will consist of a living space with a preparation for a kitchen, a bedroom, a bathroom, and a foyer. The living room and bedroom will have access to a **large terrace**.

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 m<sup>2</sup>, terrace 31.45 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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## NOVÁ CIHELNA

TŘEBOŇ

EKLUZIVNÍ ZASTOUPENÍ

svoboda&williams | CHRISTIE'S  
INTERNATIONAL REAL ESTATE

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JEDNOTKA	2.33 A
DISPOZICE	2+KK
PODLAŽÍ	2.NP
Č. Místnost	m <sup>2</sup>
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 Nova Cihelna Třeboň se vyznačuje přírodním materiálem a informací jsou pouze orientační. Součástí kupní ceny bytu není nábytok. Podlahová plocha bytu je včetně plochy přilehlé a vnitřních nosných stěn dle výštinového měřítka 2000/2023 Sb.  
\*\*Užitá plocha je včetně nosových prvků bytu.