



## Apartment Studio (1+kk)

40.74 m<sup>2</sup>, Třeboň, Svobody

€ 183 833 | CZK 4 642 710



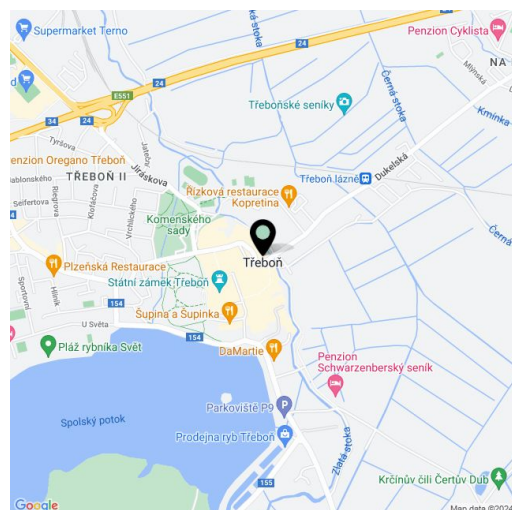


## Apartment Studio (1+kk)

40.74 m<sup>2</sup>, Třeboň, Svobody

€ 183 833 | CZK 4 642 710

Total area	49 m <sup>2</sup>
Floor area*	41 m <sup>2</sup>
Loggia	9 m <sup>2</sup>
Parking	Parking space at extra cost
Garage	Yes
Cellar	Yes
PENB	B
Reference number	101835



\* 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.

This studio apartment 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 apartment will consist of a living space with a preparation for a kitchen, a bathroom (shower, toilet, sink), a utility room, and an foyer. The living room will have access to a **south-facing loggia**.

The facilities include **recuperation, underfloor heating**, large-format plastic window with triple-glazed pane, 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 40.74 m<sup>2</sup>, loggia 8.74 m<sup>2</sup>.

For more information, please visit the project website [www.nova-cihelna.cz](http://www.nova-cihelna.cz).



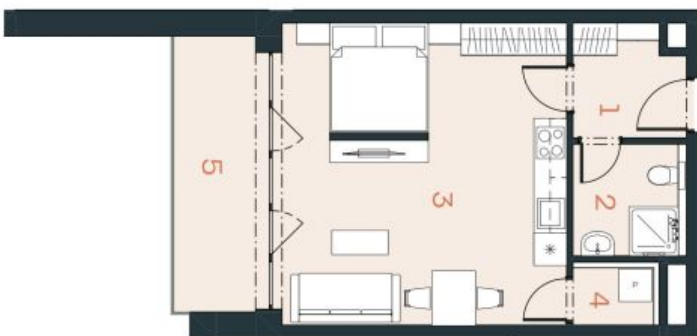
# Apartment Studio (1+kk)

40.74 m<sup>2</sup>, Třeboň, Svobody

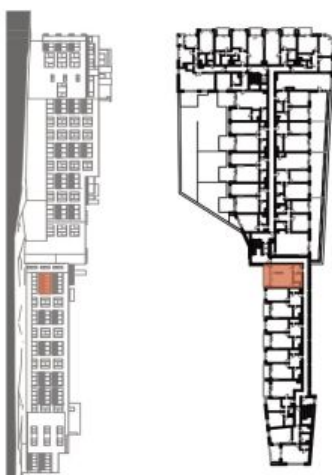
€ 183 833 | CZK 4 642 710

## NOVÁ CIHELNA

TŘEBOŇ



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



<b>JEDNOTKA</b>	<b>2.25</b>
<b>DISPOZICE</b>	<b>1+KK</b>
<b>PODLAŽÍ</b>	<b>2NP</b>
<b>Č. Místnost</b>	<b>m<sup>2</sup></b>
1 Předstíň	4,39
2 Koupelna	4,24
3 Obýtný pokoj + KK	29,98
4 Technická místnost	1,91
<b>Užitná plocha**</b>	<b>40,52</b>
<b>Podlahová plocha*</b>	<b>40,74</b>
5 Lodžie	8,74
<b>Celková plocha</b>	<b>49,48</b>

\*Projekt: Nová Cihelna, Třeboň si vyřizovala přímo na místě. Všechna materiálová a informační jsou pouze orientační. Souděte si kupní cenu bytu mezi odvětví.  
Podlahová plocha bytu je včetně plochy přiček a vnitřních nosných stěn dle výšního nálezů 366/2013 Sb.  
\*\*Užitná plocha je včetně instaláčních předstěn bytu.