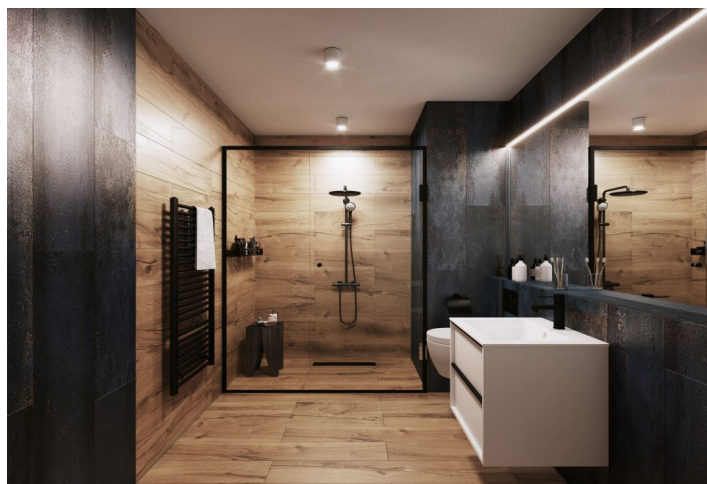




Apartment Studio (1+kk)

41.66 m², Třeboň, Svobody

€ 185 079 | CZK 4 642 710



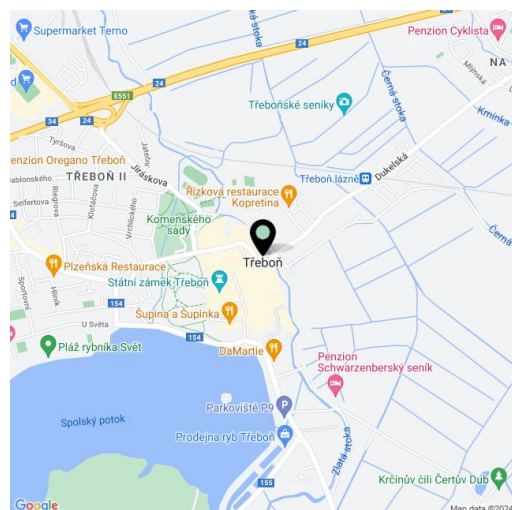


Apartment Studio (1+kk)

41.66 m², Třeboň, Svobody

€ 185 079 | CZK 4 642 710

Total area	50 m ²
Floor area*	42 m ²
Loggia	8 m ²
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 **3Q/2027**.

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 **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 41.66 m², loggia 8.02 m².

For more information, please visit the project website www.nova-cihelna.cz.



Apartment Studio (1+kk)

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41.66 m², Třeboň, Svobody

NOVÁ CIHELNA

TŘEBOŇ



EKLUZIVNÍ ZASTOUPENÍ

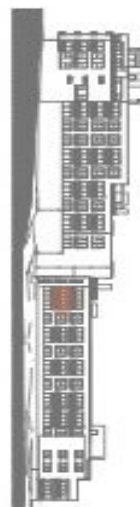
svoboda&williams | CHRISTIE'S
INTERNATIONAL REAL ESTATE

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Info@nova-cihelna.cz



JEDNOTKA

2.25

DISPOZICE

1+KK

PODLAŽÍ

2.NP

Č. Místnost

m²

1	Předsíň	5,00
2	Koupelna + WC	5,15
3	Obýtná místnost s kuchyní	29,85

Užitná plocha**

40,00

Podlahová plocha*

41,66

4

Lodžie

8,02

Celková plocha

49,68

*Prostředí Nová Cihelna Třeboň si vyhraňuje právo na změny. Všechné měřidlo a informace jsou pouze orientační. Součástí kupní ceny bytů není nábytek. Podlahová plocha bytů je včetně ploch přilehlých a vnitřních nezastřešených sítěk dle vnitřního návrhu 3/6/6/2013/SI.

**Užitná plocha je včetně zastřešené plochy dle npr.