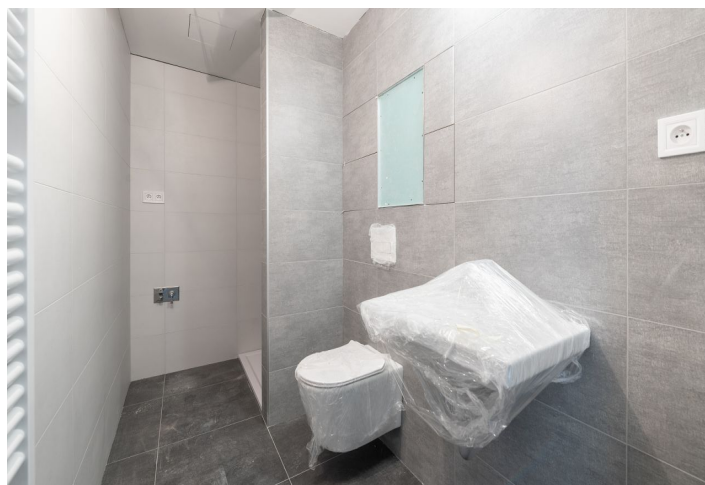




## Apartment Two-bedroom (3+kk)

€ 378 962 | CZK 9 536 587

92.31 m<sup>2</sup>, Ostrava-město, Moravská Ostrava, Masarykovo náměstí





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Total area	121 m <sup>2</sup>
Floor area*	92 m <sup>2</sup>
Terrace	18 m <sup>2</sup>
Loggia	10 m <sup>2</sup>
Parking	Parking space at an extra cost
Cellar	3 m <sup>2</sup>
PENB	B
Reference number	103162

This bright apartment with a terrace, loggia, and the possibility of purchasing a garage parking space is part of the unique Nové Lauby residential complex. This new project is being created right in the center of Ostrava near Masaryk Square with a fountain, within walking distance of a full range of services and a park. The estimated completion date is Q4 2023.

The layout consists of a living room with a preparation for a kitchen, two bedrooms, a dressing room, a bathroom, a guest toilet, and an entrance hall. The terrace is accessible from the living room and the loggia is accessible from both of the bedrooms.

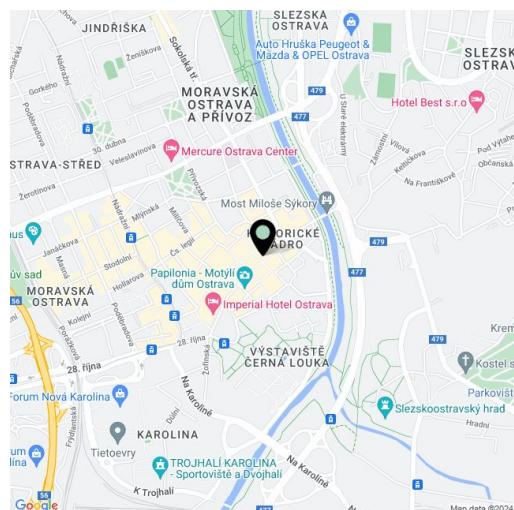
The project was designed by the renowned **znamení čtyř - architekti studio**. The new five-story building will be covered with **greenery**, and a **landscaped atrium** will be created in the complex's center. The interior is illuminated by **large-format windows** with aluminum or wooden frames and the standard of equipment is offered in two options. **There is a possibility to buy a parking space.**

The apartment complex will become a natural part of the historic center of Ostrava. In the area around Masaryk Square, you can enjoy cafes, restaurants, a shopping center, a museum, a cinema, or a library. Schools and the Antonín Dvořák Theater are a few minutes' walk away. Part of the city monument zone is the large park on Černá Louka and the Ostravice River is lined with bike paths.

Floor area 92.31 m<sup>2</sup>, terrace 18.24 m<sup>2</sup>, loggia 10.10 m<sup>2</sup>, cellar 2.69 m<sup>2</sup>.

The visualizations are of an illustrative nature only.

For more information about the project, visit the website [www.novelauby.cz](http://www.novelauby.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 Two-bedroom (3+kk)

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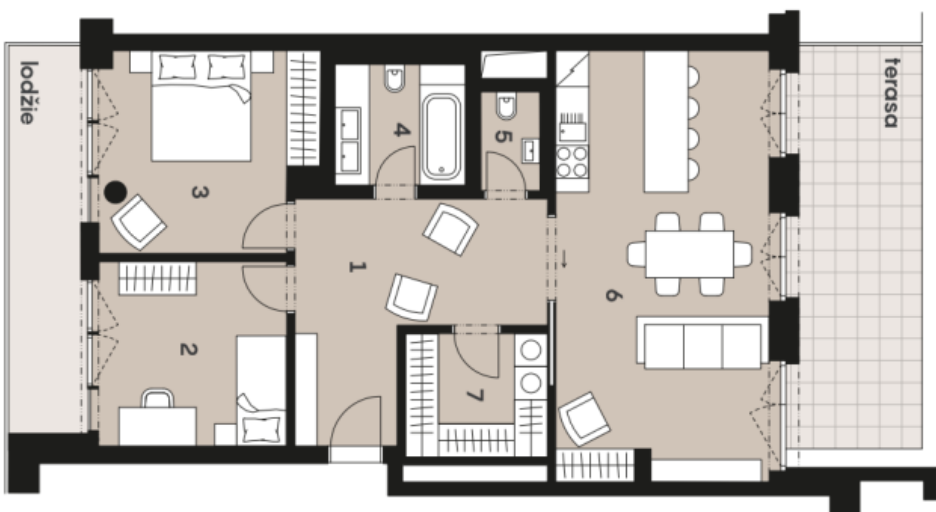
92.31 m<sup>2</sup>, Ostrava-město, Moravská Ostrava, Masarykovo náměstí

## Nové Lauby

Byt 4.E.01

Dispozice	3+kk
Podlaží	4.NP
Vstup z ulice	Dlouhá
1	Hala 14,59 m <sup>2</sup>
2	Pokoj 11,39 m <sup>2</sup>
3	Pokoj 13,44 m <sup>2</sup>
4	Kašelna s WC 5,10 m <sup>2</sup>
5	WC 1,96 m <sup>2</sup>
6	Obýv. pokoj s kuch. koutem 29,93 m <sup>2</sup>
7	šatna 5,85 m <sup>2</sup>
<b>Užitná plocha</b>	<b>82,28 m<sup>2</sup></b>
<b>Podlahová plocha</b>	<b>92,31 m<sup>2</sup></b>
Lodžie	10,10 m <sup>2</sup>
Terasa	18,24 m <sup>2</sup>

Exkluzivní zastoupení  
svoboda&williams | CHRISTIE'S  
INTERNATIONAL REAL ESTATE



\*Popis: Nové Lauby je výhradně pro no zmlou. Všechny podrobnosti a informace jsou pouze orientační. Svoboda&Williams poskytuje pouze služby zprostředkování. Celková plocha bytu je včetně podlahy a venkovních nempů. Všechny rozměry jsou dle výkresu nčrání 5/6/2023 Sp.



[www.novelaubycz](http://www.novelaubycz)

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