



Apartment One-bedroom (2+kk)

€ 254 540 | CZK 6 397 852

60.27 m², Jindřichův Hradec, Třeboň, Svobody





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Total area	65 m ²
Floor area*	60 m ²
Balcony	5 m ²
Parking	Parking space at extra cost
Garage	Yes
Cellar	Yes
PENB	B
Reference number	106605

This 1-bedroom apartment with a balcony 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.

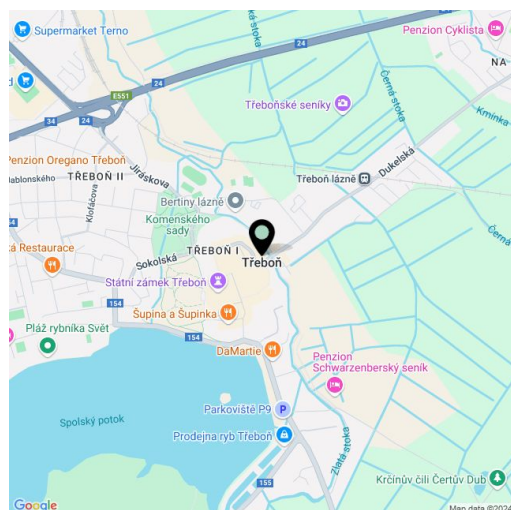
The area of the 2nd floor apartment will consist of a living space with a preparation for a kitchen, a bedroom, a bathroom (shower, sink), a separate toilet, and an foyer. The bedroom will have access to a balcony.

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 60.27 m², loggia 5.08 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.



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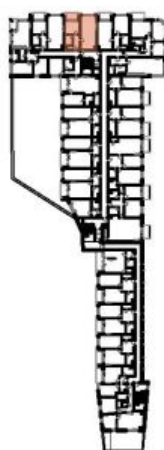
NOVÁ CIHELNA

TŘEBOŇ



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0 1m 2m 5m



JEDNOTKA	3.38
DISPOZICE	2+KK
PODLAŽÍ	3.NP
Č.	Místnost
1	Předstíh
2	WC
3	Koupelna
4	Obytná místnost s kuchyní
5	Ložnice
Užitná plocha**	57,04
Podlahová plocha*	60,27
6	Balkon
Celková plocha	65,36

*Projekt: Nová Cihelna, Třeboň sídliště je určeno na zřízení. Všechny manévry a informace jsou pouze orientační. Součástí koupě není bytu není nábytek. Podlahová plocha bytu je včetně ploch přístřešků a vnitřních nosných stěn sle včetně náležití 268/2013 Sb.
**Užitná plocha je včetně instalací předstíh bytu.