



## Apartment Two-bedroom (3+kk)

€ 336 635 | CZK 8 483 200

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





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|                  |                             |
|------------------|-----------------------------|
| Total area       | 83 m <sup>2</sup>           |
| Floor area*      | 79 m <sup>2</sup>           |
| Balcony          | 4 m <sup>2</sup>            |
| Parking          | Parking space at extra cost |
| Garage           | Yes                         |
| Cellar           | Yes                         |
| PENB             | B                           |
| Reference number | 106606                      |

This 2-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.

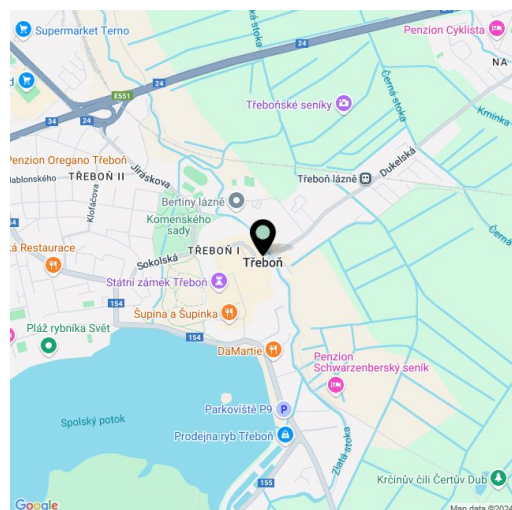
The area of the 2nd floor apartment will consist of a living space with a preparation for a kitchen, 2 bedrooms, 2 bathrooms, and a foyer. The living room will have access to a southwest-facing balcony.

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 78.99 m<sup>2</sup>, balcony 3.66 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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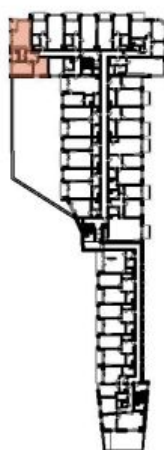
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## NOVÁ CIHELNA

TŘEBOŇ



EXKLUZIVNÍ ZASTOUPENÍ  
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|                             |                |
|-----------------------------|----------------|
| JEDNOTKA                    | 3,40           |
| DISPOZICE                   | 3+KK           |
| PODLAŽÍ                     | 3.NP           |
| Č. Místnost                 | m <sup>2</sup> |
| 1 Předstíř                  | 7,34           |
| 2 Koupelna + WC             | 4,70           |
| 3 Obýtná místnost s kuchyní | 27,60          |
| 4 Ložnice                   | 13,66          |
| 5 Ložnice                   | 17,28          |
| 6 Koupelna + WC             | 4,42           |
| Užitná plocha**             | 75,00          |
| Podlahová plocha*           | 78,99          |
| 7 Balkon                    | 3,66           |
| Celková plocha              | 82,65          |

\*Projekt: Nová Cihelna, Třeboň sídliště je práva na změny. Všechny množství a informace jsou pouze orientační. Součástí koupě ceny bytu není nábytek.  
Podlahová plocha bytu je včetně ploch přístřešků a vnitřních nosných stěn s výhledem nařízením 368/2013 Sb.  
\*\*Užitná plocha je včetně instalovaných přístřešků bytu.