



Apartment Two-bedroom (3+kk)

€ 391 947 | CZK 9 820 244

93.99 m², Jindřichův Hradec, Třeboň, Svobody





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Total area	100 m ²
Floor area*	94 m ²
Balcony	6 m ²
Parking	Parking space at extra cost
Garage	Yes
Cellar	Yes
PENB	B
Reference number	106611

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 3Q/2027.**

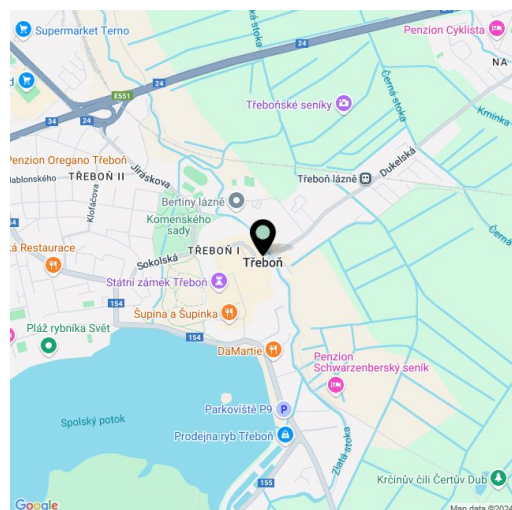
The area of the 3rd floor apartment will consist of a living space with a preparation for a kitchen, 2 bedrooms, 2 bathrooms, a utility room, and an foyer. The living room will have access to a south-facing balcony.

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 93,99 m², balcony 5.63 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.

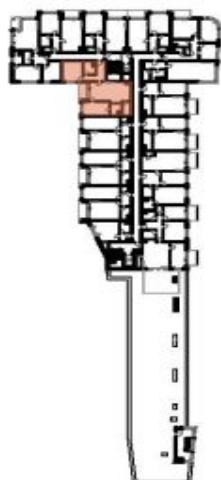


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TŘEBOŇ

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JEDNOTKA	4,63
DISPOZICE	3+KK
PODLAŽÍ	4.NP
Č. Místnost	m ²
1 Předstih	10,57
2 Koupelna + WC	6,18
3 Obýtná místnost s kuchyní	32,56
4 Komora	4,65
5 Ložnice	15,61
6 Koupelna + WC	4,67
7 Ložnice	15,43
Úžitná plocha**	89,67
Podlahová plocha*	93,99
8 Balkon	5,63
Celková plocha	99,62

*Projekt: Nová Cihelna, Třeboň si vyhraduje právo na změny. Veškeré materiály a informace jsou pouze orientační. Soudateli kupní ceny bytu není tadyrak. Podlahová plocha bytu je včetně ploch přístře a vnitřních nosných stěn dle všedního nariadení 366/2013 Sb.
**Užitná plocha je včetně nezalozných přístře bytu