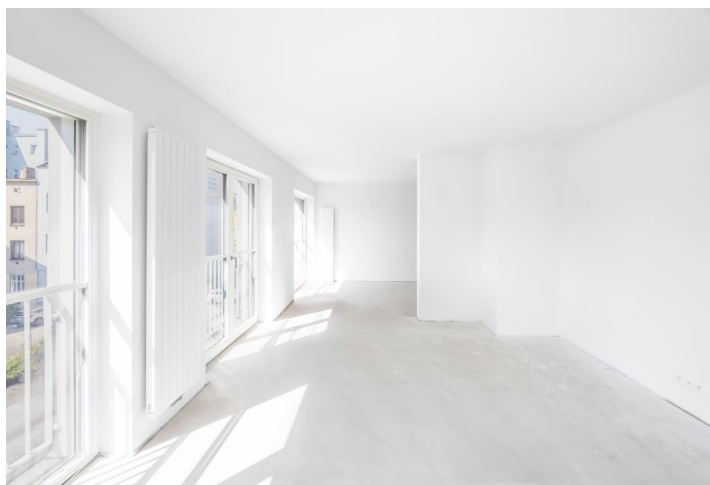
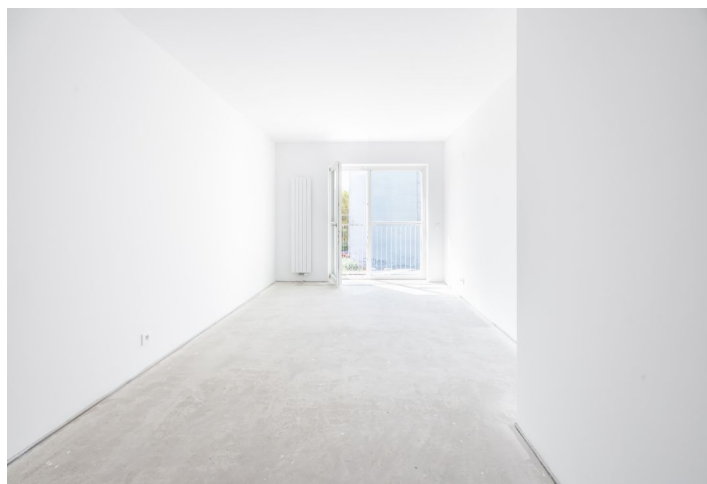
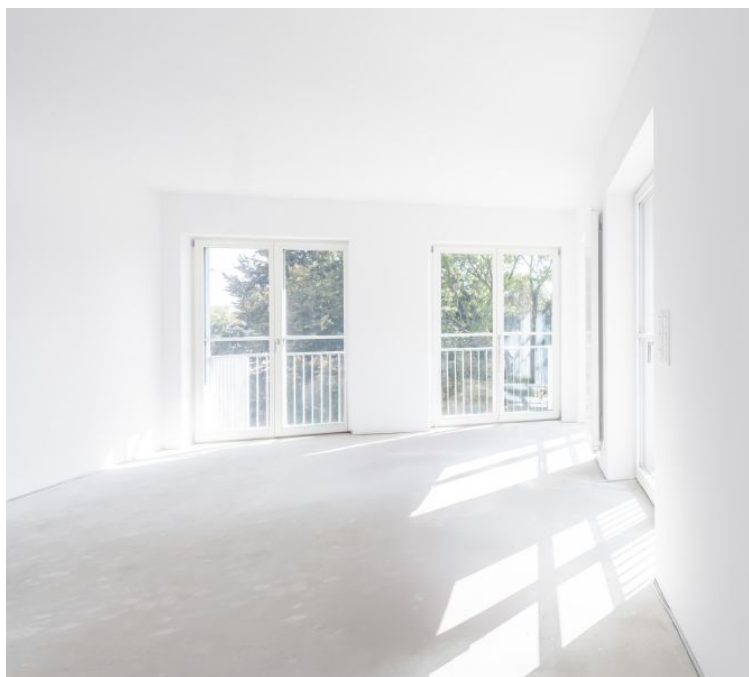




## Apartment Three-bedroom (4+kk)

€ 494 619 | CZK 12 424 828

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





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€ 494 619 | CZK 12 424 828

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

|                  |                             |
|------------------|-----------------------------|
| Total area       | 135 m <sup>2</sup>          |
| Floor area*      | 128 m <sup>2</sup>          |
| Balcony          | 7 m <sup>2</sup>            |
| Parking          | Parking space at extra cost |
| Garage           | Yes                         |
| Cellar           | 2 m <sup>2</sup>            |
| PENB             | B                           |
| Reference number | 40676                       |

This bright apartment with two balconies 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.

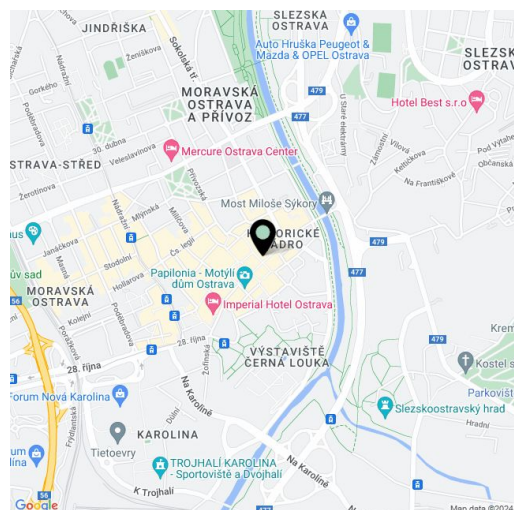
The layout consists of a living room with a preparation for a kitchen, 3 bedrooms, a walk-in closet, a bathroom with a toilet, two guest toilets, and an entrance hall. Two balconies are accessible from the living room and one from the bedroom.

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 130.98 m<sup>2</sup>, balconies 7.2 m<sup>2</sup>, a cellar 2.47 m<sup>2</sup>.

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.



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

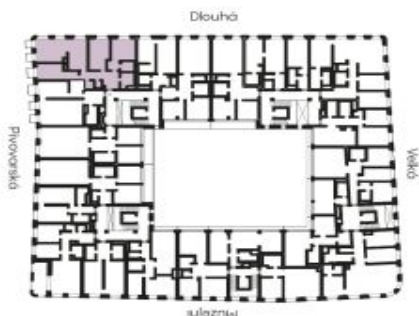
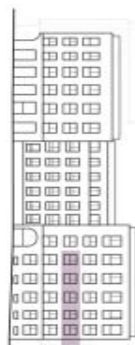
## Nové Lauby

Byt 3.D.03

|                            |                       |
|----------------------------|-----------------------|
| Dispozice                  | 4+kk                  |
| Podlaží                    | 3.NP                  |
| Vstup z ulice              | Dlouhá                |
| 1 Chodba                   | 13,16 m <sup>2</sup>  |
| 2 Obýv.pokoj s kuch.koutem | 39,40 m <sup>2</sup>  |
| 3 Pokoj                    | 16,39 m <sup>2</sup>  |
| 4 Pokoj                    | 17,98 m <sup>2</sup>  |
| 5 Pokoj                    | 18,79 m <sup>2</sup>  |
| 6 Koupelna s WC            | 3,93 m <sup>2</sup>   |
| 7 Koupelna s WC            | 5,62 m <sup>2</sup>   |
| 8 WC                       | 1,38 m <sup>2</sup>   |
| 9 Šatna                    | 2,17 m <sup>2</sup>   |
| Užitná plocha              | 116,82 m <sup>2</sup> |
| Podlahová plocha           | 130,98 m <sup>2</sup> |
| Balkón                     | 5,34 m <sup>2</sup>   |



\*Projekt Nové Lauby je vytvořen podle rozpisu výkonné dokumentace a informací poskytnutých účastníky kupní smlouvy. Byt není realizován. Celková plocha bytu je včetně předpokládaných vnitřních rozměrů sítě de vodorovně měřena 128,20 m<sup>2</sup>.



[www.novelauby.cz](http://www.novelauby.cz)

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