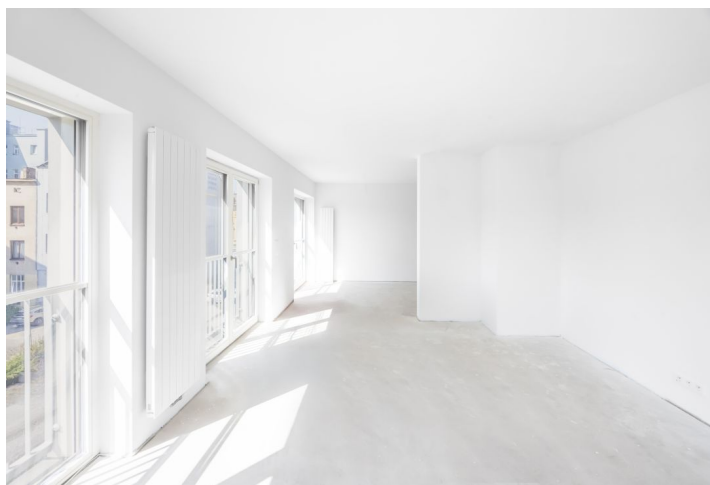
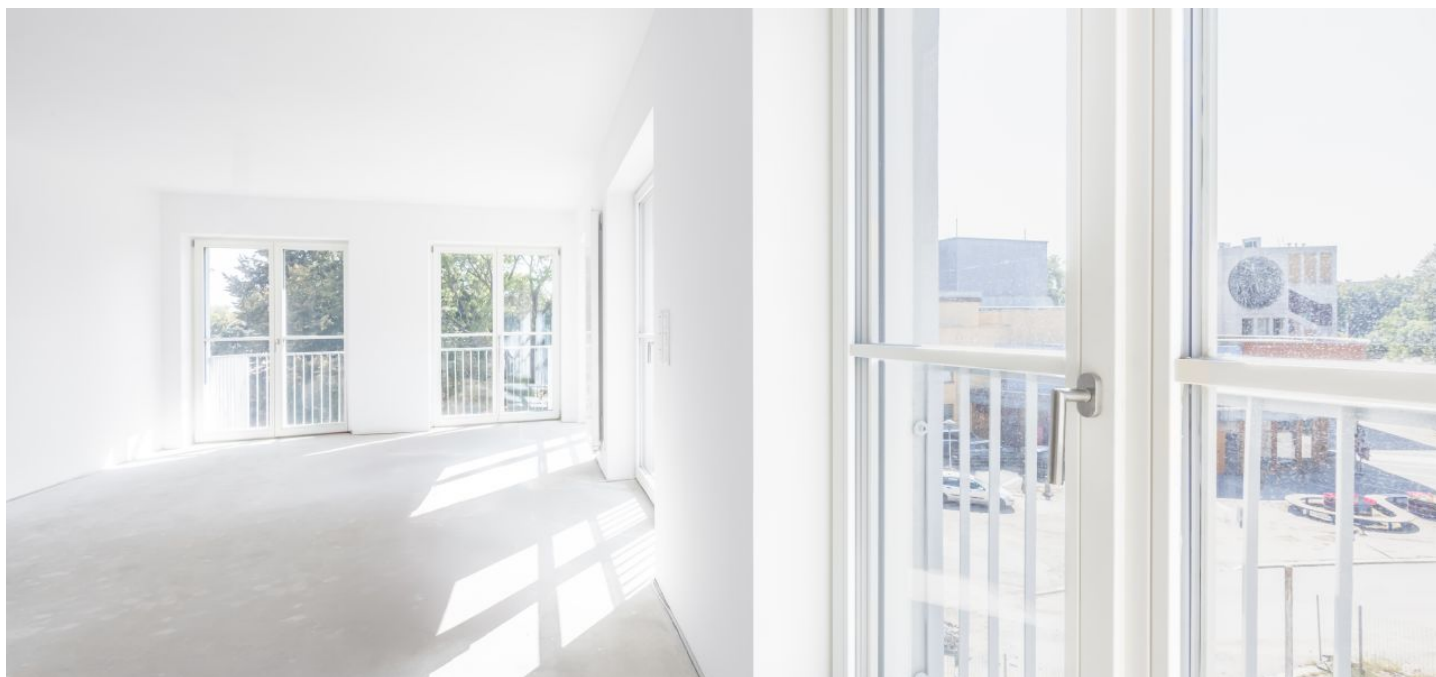




## Apartment Three-bedroom (4+kk)

€ 490 518 | CZK 12 424 828

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





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€ 490 518 | 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.

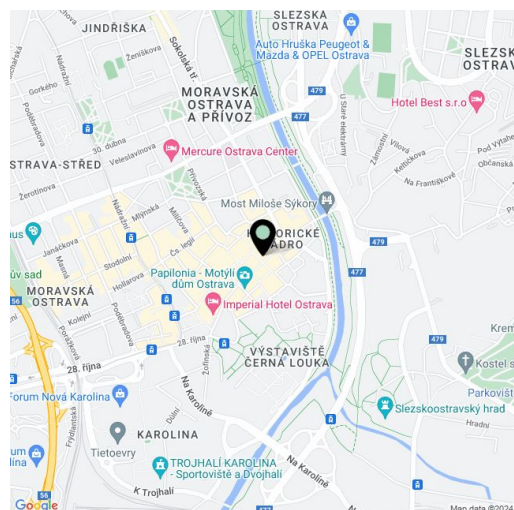
The layout consists of a living room with a preparation for a kitchen, 3 bedrooms, a walk-in closet, a bathroom with a toilet, two guest toilets, and an entrance hall. Two balconies are accessible from the living room and one from the bedroom.

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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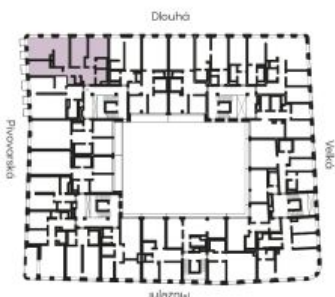
## Nové Lauby

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. koutkem	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	118,82 m <sup>2</sup>
Podlahová plocha	130,98 m <sup>2</sup>
Balkón	5,34 m <sup>2</sup>

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

Projekt Nové Lauby je výhradně podrobnou zvláštní realizací a reference jsou pouze orientační. Součástí projektu není  
realizace. Celková plocha bytu je včetně všech ústředí a vnitřních rozvodů 128,00 m<sup>2</sup> (2013) 3P.

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