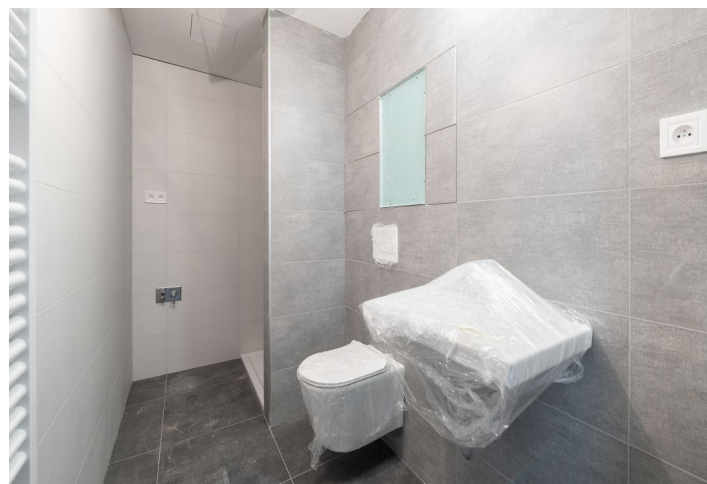




## Apartment Three-bedroom (4+kk)

€ 509 165 | CZK 12 818 221

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





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€ 509 165 | CZK 12 818 221

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

Total area	136 m <sup>2</sup>
Floor area*	131 m <sup>2</sup>
Balcony	5 m <sup>2</sup>
Parking	Parking space at extra cost
Cellar	Yes
PENB	B
Reference number	41051

This bright apartment with a balcony 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 estimated completion date is Q4 2023.

The layout consists of a living room with a preparation for a kitchen, 3 bedrooms, 2 bathrooms, a guest toilet, and an entrance hall. The apartment comes with a balcony.

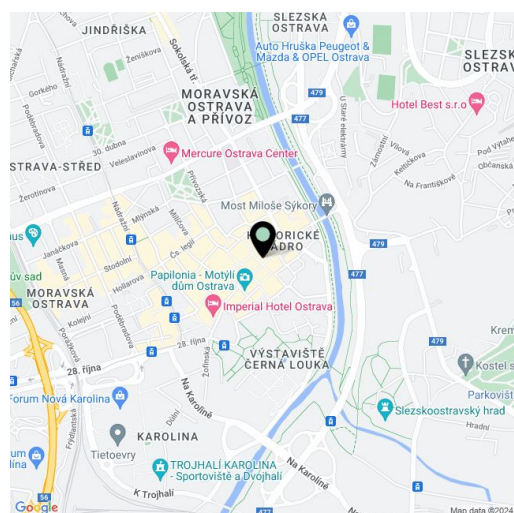
The project was designed by the renowned **Znamení čtyř - architekti studio**. The new five-story building will be covered with **greenery**, and a **landscaped atrium** will be created in the complex's center. The interior is illuminated by large-format windows with aluminum or wooden frames and the 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 are 130.9 m<sup>2</sup>, balcony 5.34 m<sup>2</sup>, a cellar 2.54 m<sup>2</sup>.

The visualizations are of an illustrative nature only.

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

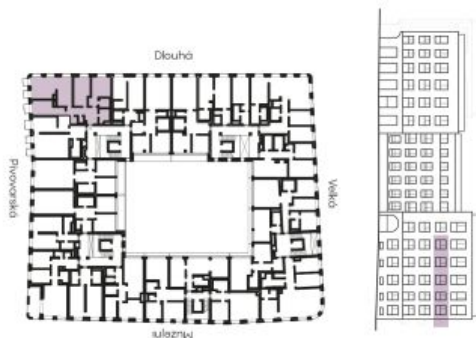
Byt 4.D.D.03

Dispozice	4+kk
Podlaží	4.Np
Vstup z ulice	Dlouhá
1 Chodba	13,93 m <sup>2</sup>
2 Pokoj	18,87 m <sup>2</sup>
3 Obýv. pokoj s kuch. koutkem	39,28 m <sup>2</sup>
4 Pokoj	16,27 m <sup>2</sup>
5 Pokoj	18,01 m <sup>2</sup>
6 Koupelna s WC	3,93 m <sup>2</sup>
7 Koupelna s WC	5,68 m <sup>2</sup>
8 WC	1,39 m <sup>2</sup>
9 Šatna	2,17 m <sup>2</sup>
<b>Užitná plocha</b>	<b>119,53 m<sup>2</sup></b>
<b>Podlahová plocha</b>	<b>130,90 m<sup>2</sup></b>
Balkón	5,34 m <sup>2</sup>

Exkluzivní zastoupení  
svoboda&williams | CHRISTIE'S  
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Průběžně Nové Lauby II. vzhledem k tomu, že změny, zejména rozložení, vzhledu a orientace jsou pouze orientační. Součástí layoutu není  
něbýlek. Celková plocha bytu je včetně všech úprav a vnitřních rozdělných stěn 130,90 m<sup>2</sup> (2013) 3p.



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

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