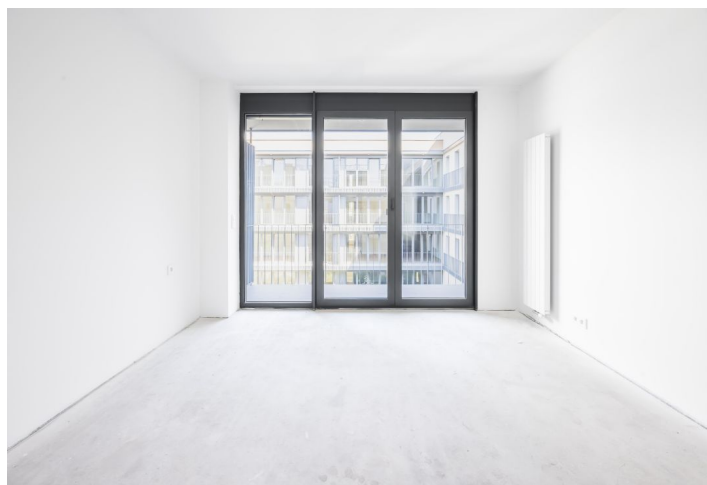
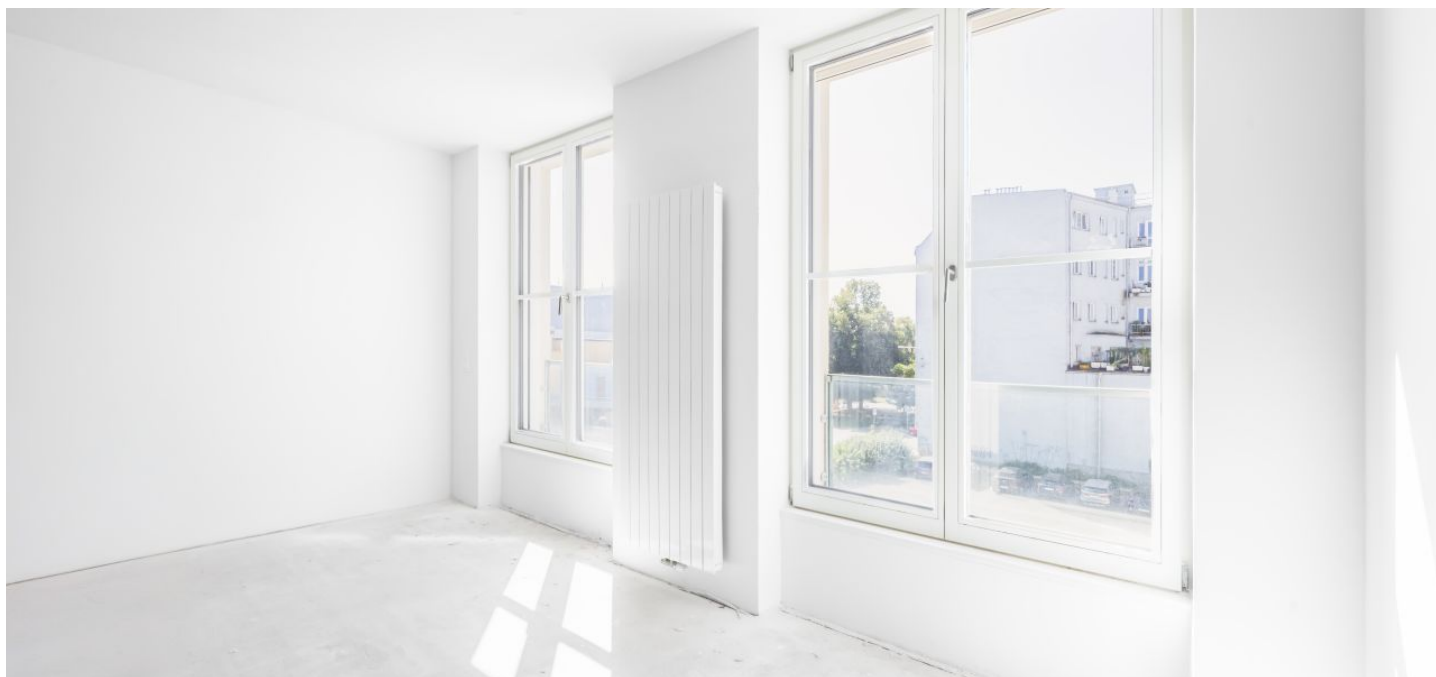




## Apartment Two-bedroom (3+kk)

€ 335 946 | CZK 8 455 760

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





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€ 335 946 | CZK 8 455 760

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

Total area	100 m <sup>2</sup>
Floor area*	88 m <sup>2</sup>
Loggia	12 m <sup>2</sup>
Parking	Parking space at an extra cost
Garage	Yes
Cellar	2 m <sup>2</sup>
PENB	B
Reference number	103158

**This bright apartment with a loggia 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.**

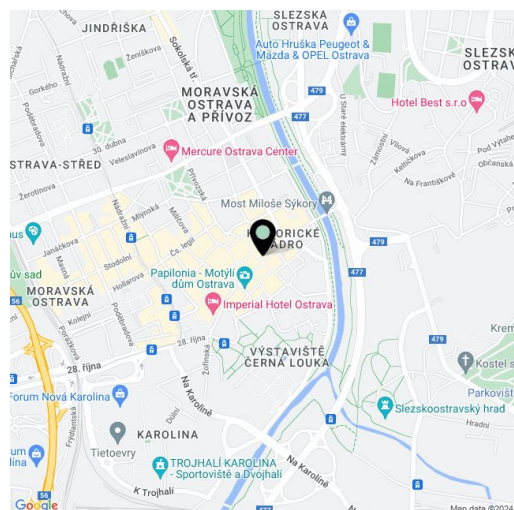
The layout consists of a living room with a preparation for a kitchen, two bedrooms, a bathroom with a toilet, a separate guest toilet, and an entrance hall. **The apartment has a loggia.**

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 87.5 m<sup>2</sup>, loggia 12 m<sup>2</sup>, cellar 2.44 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.



# Apartment Two-bedroom (3+kk)

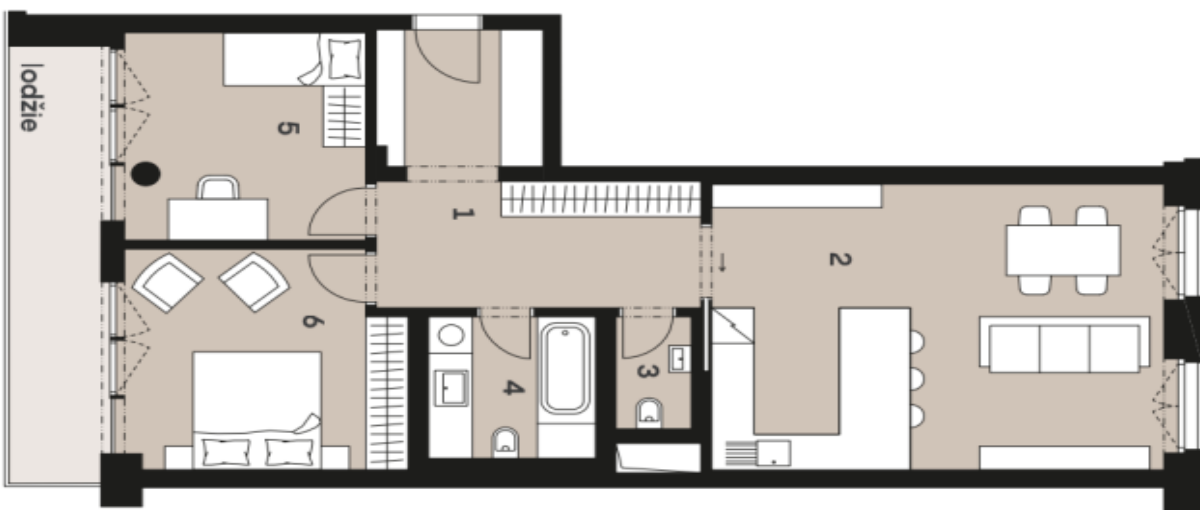
€ 335 946 | CZK 8 455 760

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

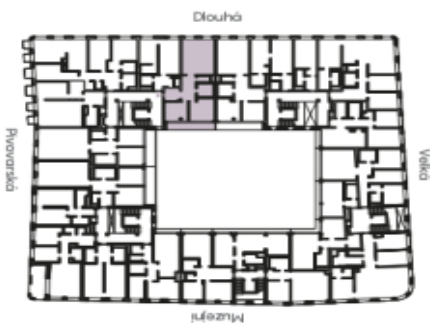
## Nové Lauby

Byt 3.D.05

Dispozice	3+kk	
Podlaží	2.NP	
Vstup z ulice	Dlouhá	
1	Hala	15,58 m <sup>2</sup>
2	Obýv. pokoj s kuch. koutkem	31,53 m <sup>2</sup>
3	WC	1,94 m <sup>2</sup>
4	Koupelna s WC	5,64 m <sup>2</sup>
5	Pokoj	11,92 m <sup>2</sup>
6	Pokoj	14,30 m <sup>2</sup>
Užitná plocha		80,91 m <sup>2</sup>
Podlahová plocha		87,14 m <sup>2</sup>
Lodžie		10,46 m <sup>2</sup>



0 1m 2m 5m



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

\*Projekt Nové Lauby a vyhrazení právo na zřízení věcné nadvlády o r. 2024 jsou posuzovány soudním řízením. Soudní řízení bylo nyní rozhodnuto. Cílová plocha bytu je včetně pozemků a vnitřních rozvazů sítě dle výkresu n.č. 386/2013 Sb.

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