



Apartment One-bedroom (2+kk)

€ 310 056 | CZK 7 692 484

60.28 m², Jindřichův Hradec, Třeboň, Svobody





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Total area	76 m²
Floor area*	60 m²
Terrace	16 m²
Garden	43 m²
Parking	Parking space at an extra cost
Garage	Yes
Cellar	Yes
PENB	B
Reference number	108898

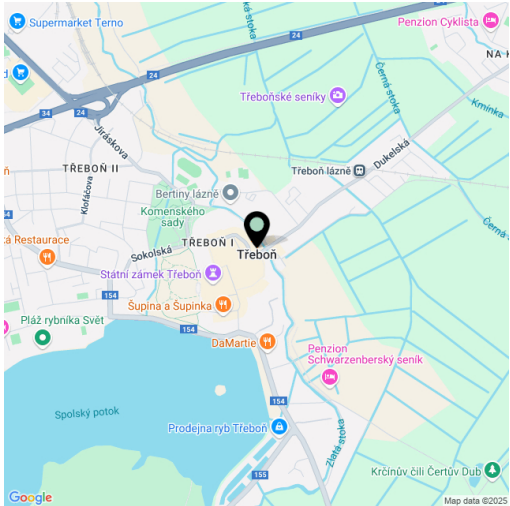
This 1-bedroom apartment with a terrace and garden is part of the Nová Cihelna project, which is currently being built on the site of a former brickyard that was founded in the 17th century, located in the picturesque spa town of Třeboň. Part of a UNESCO biosphere reserve, it lies in the middle of a 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 1st floor apartment will consist of a living space with a preparation for a kitchen, a bedroom, a bathroom (shower, toilet, sink), and a foyer. The living room will have access to a large south-facing terrace connected to the garden.

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 Hard Graphite dark shade. 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 60.28 m², terrace 15.78 m², garden 43.11 m².



* 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.



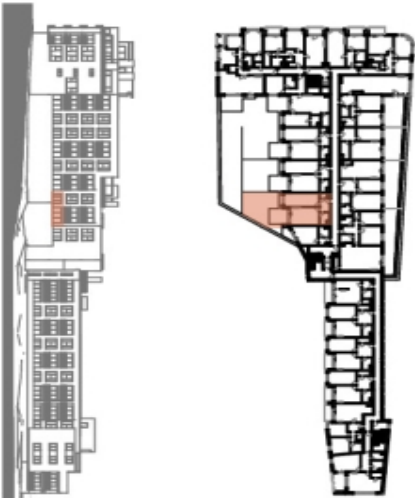
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NOVÁ CIHELNA
TŘEBŇ

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JEDNOTKA	2.23
DISPOZICE	2+KK
PODLAŽÍ	2.NP
Č. Místnost	m²
1 Předsiň	8,43
2 Koupelna + WC	4,48
3 Obýtná místnost s kuchyní	23,22
4 Ložnice	20,79
Užitná plocha**	56,92
Podlahová plocha*	60,28
5 Terasa	15,78
6 Zahrada	43,11
Celková plocha	119,17

*Projekt Nová Cihelna Třeboň si vyhradzuje právo na změny. Veškeré množství a informace jsou pouze orientační. Součástí kupní ceny bytu není nábytek. Podlahová plocha bytu je včetně ploch přilehké a vnitřních nosných stěn dle výše uvedeného náčrtu 356/2013 Stl.

**Užitná plocha je včetně instalovaných předsedů bytu.