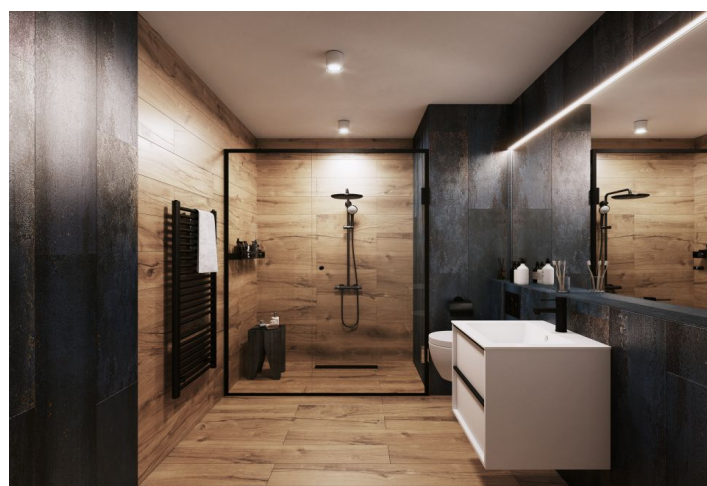




## Apartment One-bedroom (2+kk)

€ 274 243 | CZK 6 713 460

60.26 m², Jindřichův Hradec, Třeboň, Svobody





# Apartment One-bedroom (2+kk)

€ 274 243 | CZK 6 713 460

60.26 m², Jindřichův Hradec, Třeboň, Svobody

Total area	65 m²
Floor area*	60 m²
Balcony	5 m²
Parking	Parking space at extra cost
Garage	Yes
Cellar	Yes
PENB	B
Reference number	108899

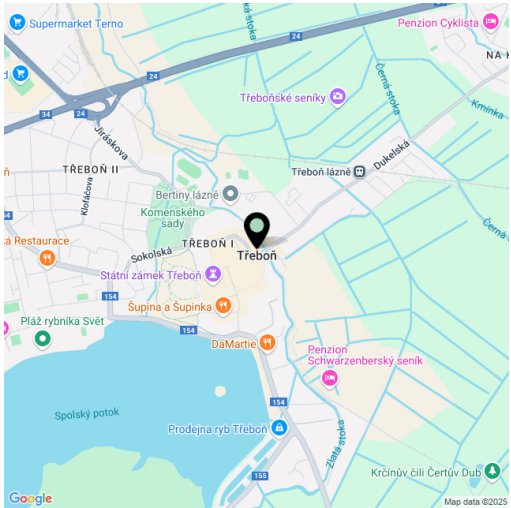
This one-bedroom apartment with a balcony is part of the Nová Cihelna project, which is currently being built on the site of a former brickyard that was founded in the 17th century, located in the picturesque spa town of Třeboň. Part of a UNESCO biosphere reserve, it lies in the middle of a romantic 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, a separate toilet, and a foyer. The bedroom will have access to a west-facing balcony.

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 60.26 m², balcony 5.08 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.



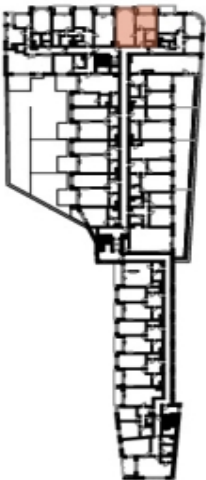
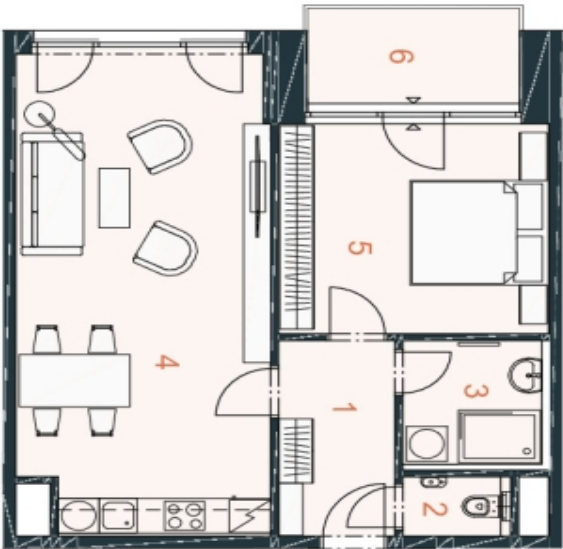


Apartment One-bedroom (2+kk)

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60.26 m², Jindřichův Hradec, Třeboň, Svobody

NOVÁ CIHELNA  
TŘEBOŇ



JEDNOTKA	2.37
DISPOZICE	2+KK
PODLAŽÍ	2.NP
Č. Místnost	m²
1 Předsiň	5.99
2 WC	1.69
3 Koupelna	4.31
4 Obýtná místnost s kuchyní	30.46
5 Ložnice	14.24
Užitná plocha**	56.69
Podlahová plocha*	60.26
6 Balkon	5.08
Celková plocha	65.34

\*Projekt: Nová Cihelna Třeboň si vyřazuje 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 výšního nářezu 3/6/2013 Stb.  
\*\*Užitná plocha je včetně instalovaných předsíní bytu.