

Apartment Three-bedroom (4+kk)

Sold

102.1 m², Beroun, Na Parkáně



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Total area	124 m²
Floor area*	102 m²
Balcony	34 m²
Parking	Parking space at extra cost
Cellar	-
PENB	G
Reference number	37680

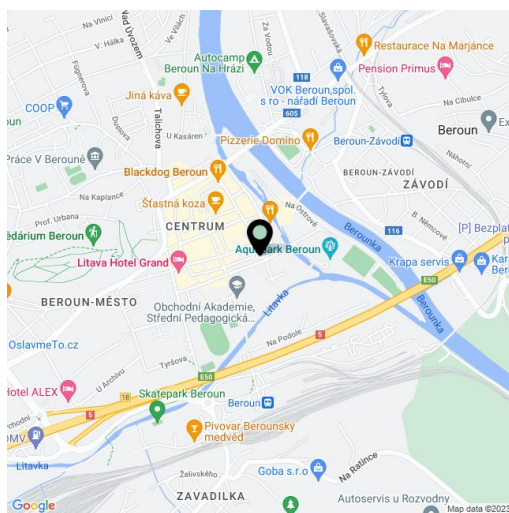
This new high standard apartment, with two balconies and the possibility of buying a parking space, is being built in the premium BERLITA residential project located in a quiet place in the center of Beroun near the main square and several parks, just a few minutes by car or public transport from Prague. The apartment will be move-in ready in the middle of 2022.

The well-thought-out layout of the unit situated on the 4th floor consists of a living room with a preparation for a kitchen and a **glass wall** towards a **southwest-facing balcony** overlooking a park, 3 bedrooms (one with a balcony with a river view), a bathroom, a separate toilet, a large entrance hall, and a closet.

Facilities will include floating laminate floors, large-format plastic six-chamber windows with insulated **triple-glazed panes**, high-level **noise insulation**, and a preparation for exterior window blinds, a **recuperation unit** to ensure **clean air**, a fire safety entrance door (class 4), and a home videophone. Central heat distribution. Necessity to purchase a parking space at extra cost.

The project suitable for **families with children** offers housing in a pleasant, quiet location. In the immediate vicinity, there is a winter stadium, water park, indoor pool, gym, football field, tennis hall, squash court, bowling, **bike trails**, and more. Within easy reach are schools from kindergartens to secondary schools, shops including a supermarket, Husovo Square with **traditional markets**, a pharmacy, and other services. A **bus stop** and the **train station**, with links to Prague, are a **9-minute walk from the building**. The city is surrounded on all sides by hills, forests, and popular tourist destinations include **Karlštejn Castle**, the Koněpruské Caves, or the area surrounding the flooded America quarry. Thanks to its strategic location by the D5 highway, driving to Prague takes only a few minutes, to Pilsen about 45 minutes, and to the border with Germany less than an hour and a half.

Total floor area 102.1 m², interior 95.16 m², balconies 21.67 + 12.75 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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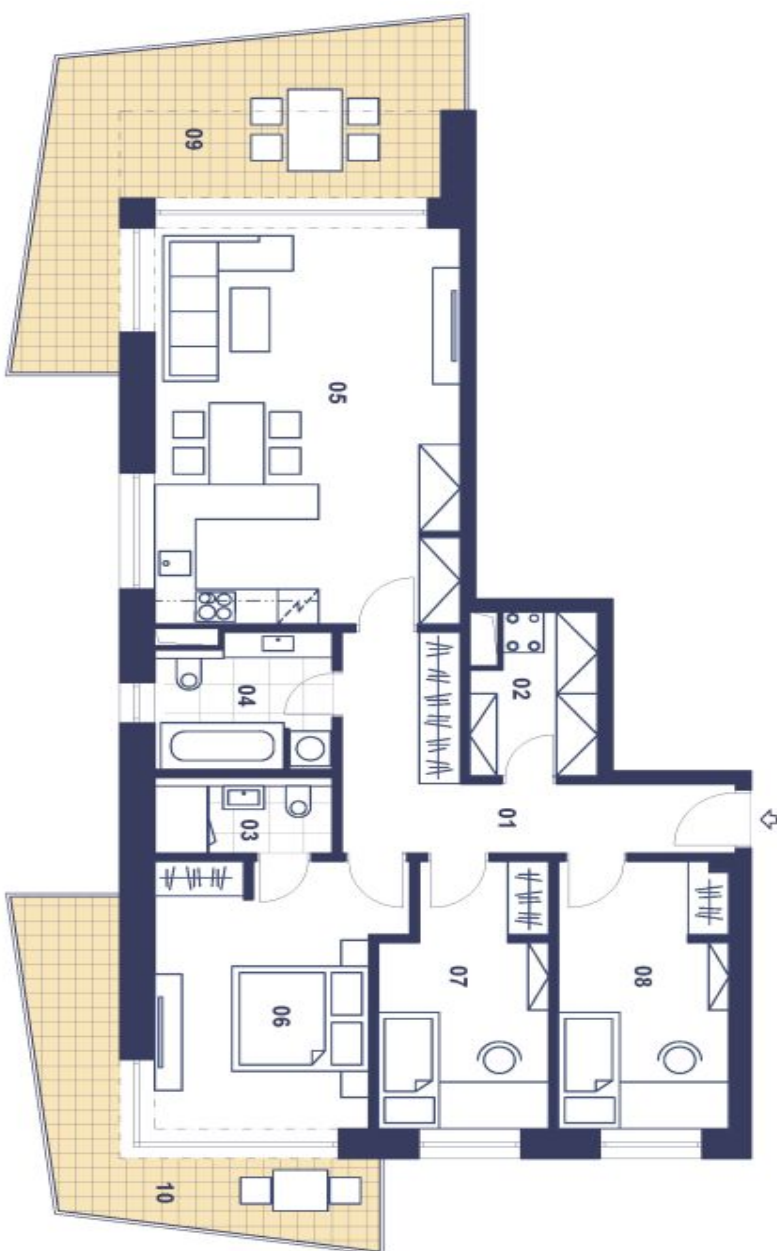


C.51

Dispozice: 4+kk
Plocha bytu: 102.1 m²
Podlaží: 5. NP

- 01. Chodba 11,35 m²
- 02. Komora 4,71 m²
- 03. Koupelna 3,06 m²
- 04. Koupelna 5,70 m²
- 05. Obývací 31,76 m²
- 06. Pokoj 16,22 m²
- 07. Pokoj 10,70 m²
- 08. Pokoj 11,66 m²

- Užitná plocha bytu 95,16 m²
- Podlahová plocha bytu 102,1 m²
- 09. Balkon 21,67 m²
- 10. Balkon 12,75 m²



Developed by:

VENUS

Kata bytu:

Sčkina podorysu domu představuje dispozici kšání bytu. Developer si vyhradil právo na změny a úpravy bez předchozího upozornění. Kuchynská linka, nábytek a rozbožka nejsou součástí dodávky (stačí jako technická doplňková). Přesné parametry jsou specifikovány ve smlouvě.

Exkluzivní prodejce:

svoboda&williams

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