

## Apartment Three-bedroom (4+kk)

Sold

68.48 m<sup>2</sup>, Beroun, Na Parkáně



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Total area	90 m <sup>2</sup>
Floor area*	68 m <sup>2</sup>
Balcony	34 m <sup>2</sup>
Parking	Parking space at extra cost
Cellar	-
PENB	G
Reference number	39759

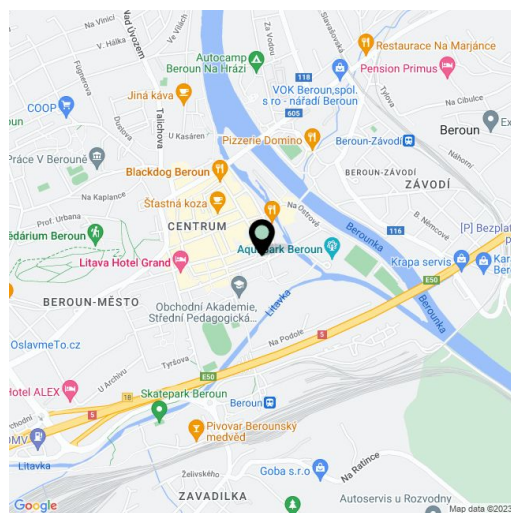
This new high standard apartment, with 2 balconies and the possibility of buying a parking space, is being built in the premium BERLITA residential project located in a quiet place in the center of Beroun near the main square and several parks, just a few minutes by car or public transport from Prague. The apartment will be move-in ready in the middle of 2022.

The well-thought-out layout of the unit situated on the 1st floor consists of a living room with a preparation for a kitchen and a **glass wall** towards a **southeast-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 m<sup>2</sup>, interior 95.54 m<sup>2</sup>, balconies 10.19 + 2.39 m<sup>2</sup>.



\* 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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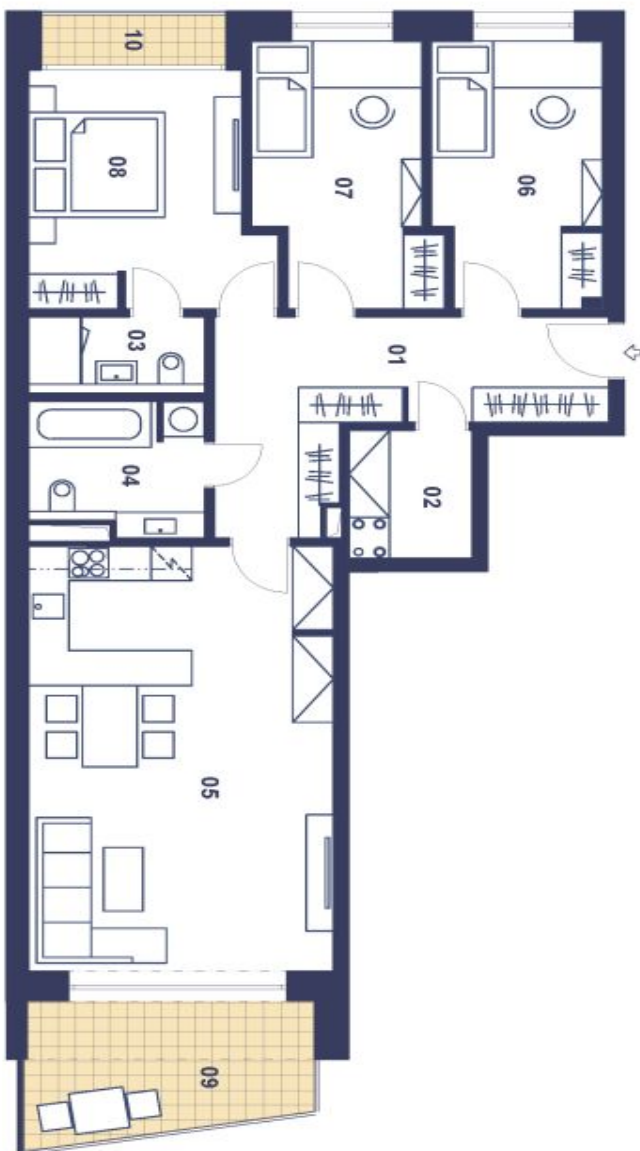
C.24

Dispozice: 4+kk  
Plocha bytu: 102.1 m<sup>2</sup>  
Podlaží: 2. NP

01.	Chodba	13,76 m <sup>2</sup>
02.	Komora	3,87 m <sup>2</sup>
03.	Koupelna	3,03 m <sup>2</sup>
04.	Koupelna	5,50 m <sup>2</sup>
05.	Obývací	33,32 m <sup>2</sup>
06.	Pokoje	11,22 m <sup>2</sup>
07.	Pokoje	11,26 m <sup>2</sup>
08.	Pokoje	13,58 m <sup>2</sup>

Užitná plocha bytu 95,54 m<sup>2</sup>  
Podlahová plocha bytu 102,1 m<sup>2</sup>

09.	Balkon	10,19 m <sup>2</sup>
10.	Balkon	2,39 m <sup>2</sup>



Developed by:

**VENUS**

Kata bytu

Schéma podrobně dle daných představených dispozic řešení bytu. Developer si vyhrazuje právo na změny a upřesnění bez předvarování upozornění. Kuchynská linka, nábytek a rozložení nejsou součástí dohodlivý (stačí jako ilustrační doplněk). Přesné parametry jsou poskytovány ve smlouvě.

Exkluzivní prodejce:

svoboda&williams

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