

## Apartment Two-bedroom (3+kk)

Sold

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



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Total area	104 m <sup>2</sup>
Floor area*	95 m <sup>2</sup>
Balcony	9 m <sup>2</sup>
Parking	Parking space at extra cost
Cellar	-
PENB	B
Reference number	40389

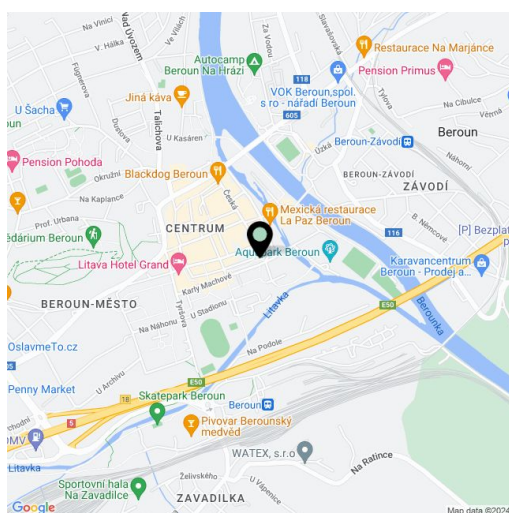
This new high standard apartment, with a balcony and the possibility of buying a parking space, is being built in the premium BERLITA residential project located in a quiet place in the center of Beroun near the main square and several parks, just a few minutes by car or public transport from Prague.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

The well-thought-out layout of the unit situated on the 3rd floor consists of a living room with a preparation for a kitchen and a **glass wall** towards **south-facing** balcony overlooking a park, 2 bedrooms, 2 bathrooms, 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 104.3 m<sup>2</sup>, interior 97.85 m<sup>2</sup>, balcony 9.32 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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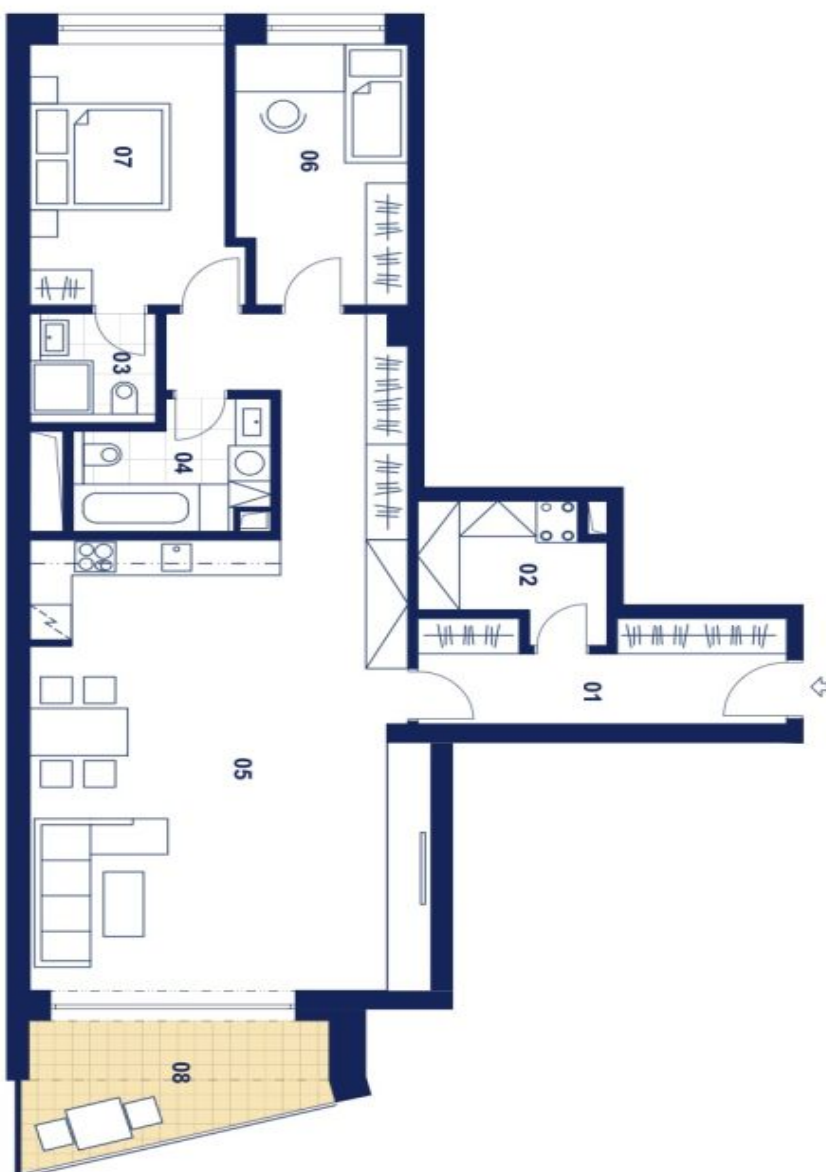
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**B.41**

Dispozice: Plocha bytu: Podlahy: **3-HK 104,3 m<sup>2</sup> 4. NP**

01. Chodba	8,61 m <sup>2</sup>
02. Komora	5,32 m <sup>2</sup>
03. Koupelna	2,98 m <sup>2</sup>
04. Koupelna	5,26 m <sup>2</sup>
05. Obývací	52,18 m <sup>2</sup>
06. Pokoj	10,66 m <sup>2</sup>
07. Pokoj	12,84 m <sup>2</sup>
<b>Užitná plocha bytu</b>	<b>97,85 m<sup>2</sup></b>
<b>Podlahová plocha bytu</b>	<b>104,3 m<sup>2</sup></b>
08. Balkon	9,32 m <sup>2</sup>



Developed by:

**VENNUS**

Krásá bytu:

Schéma podorysu domu představuje dispozici všech bytů. Developer si vyhrazuje právo na změny a upravení bez předchozího upozornění. Kuchynská linka, vlnytky a sporákové nespojují se dodávky (boudí jako náhrada dřevěné). Přesné parametry jsou specifikovány ve zmlouvě.

Ekologická praxe:

svoboda&williams

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