



## Apartment Three-bedroom (4+kk)

Sold

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



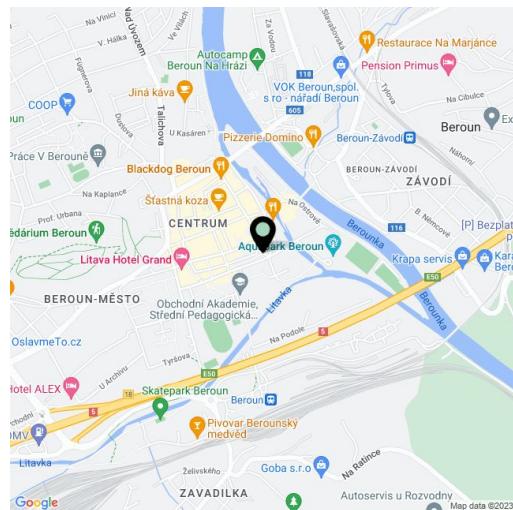


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Total area	129 m <sup>2</sup>
Floor area*	118 m <sup>2</sup>
Terrace	23 m <sup>2</sup>
Parking	Parking space at extra cost
Cellar	-
PENB	G
Reference number	37679



\* 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.

This new high standard apartment, with two terraces 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 5th floor consists of a living room with a preparation for a kitchen and a **glass wall** towards a **south-facing terrace** overlooking a park, 3 bedrooms (two with access to the 2nd terrace with a river view), 2 bathrooms, 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 117.9 m<sup>2</sup>, interior 109.36 m<sup>2</sup>, balconies 11.31 + 11.87 m<sup>2</sup>.



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Berlita  
[square logo]

— B.64 —

Dopravní síť:  
Plocha bytu:  
Podlaží:

4+kk      117,9 m<sup>2</sup>      6. NP

01. Chodba	18,7 m <sup>2</sup>
02. Koupelna	6,6 m <sup>2</sup>
03. Koupelna	2,37 m <sup>2</sup>
04. Koupelna	4,13 m <sup>2</sup>
05. Koupelna	3,3 m <sup>2</sup>
06. Obývák	30,2 m <sup>2</sup>
07. Ložnice	12,69 m <sup>2</sup>
08. Přílož	13,04 m <sup>2</sup>
09. Pokoj	18,33 m <sup>2</sup>
Užitná plocha bytu	109,36 m <sup>2</sup>
Podlahová plocha bytu	117,9 m <sup>2</sup>
10. Terasa	11,31 m <sup>2</sup>
11. Terasa	11,87 m <sup>2</sup>



Developed by:

VENUS

Karta bytu:

Schéma podlaží bytu představuje dispozici bytu. Developer si vyhrazuje právo na změny a upřesnění bez předchozího upozornění. Kuchyňská linka, nábytek a spotřebiče nejsou součástí dodávky (jsou jen ilustrativní doplnkem). Přesné parametry jsou specifikovány ve smlouvě.

Edukativní produkce:

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