



## Apartment Three-bedroom (4+kk)

**Sold**

117.9 m², Beroun, Na Parkáně





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Total area	129 m²
Floor area*	118 m²
Terrace	23 m²
Parking	Parking space at extra cost
Cellar	-
PENB	G
Reference number	37679

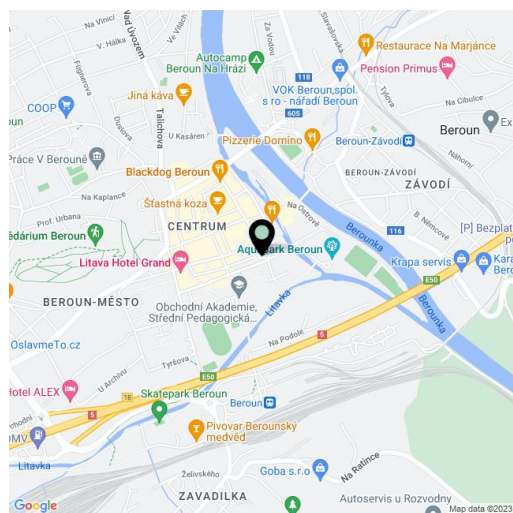
This new high standard apartment, with two terraces and the possibility of buying a parking space, is being built in the premium BERLITA residential project located in a quiet place in the center of Beroun near the main square and several parks, just a few minutes by car or public transport from Prague. 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 m², interior 109.36 m², balconies 11.31 + 11.87 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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**B.64**

Dispozice	Plocha bytu	Posedlí
<b>4+kk</b>	<b>117.9 m²</b>	<b>6. NP</b>
01. Chodba	18.7 m²	
02. Komora	6.6 m²	
03. Koupelna	2.37 m²	
04. Koupelna	4.13 m²	
05. Koupelna	3.3 m²	
06. Obývací	30.2 m²	
07. Ložnice	12.69 m²	
08. Pokoj	13.04 m²	
09. Pokoj	18.33 m²	
Užitná plocha bytu		109.36 m²
Podlahová plocha bytu		117.9 m²
10. Terasa	11.31 m²	
11. Terasa	11.87 m²	



Developed by:  
**VENUS**

Kana bytu

Schéma podrobně dle představení dispozice (léhání bytu). Developer a výkresové právo na záměr a upravení bez předchozího upozornění. Kuchynská linka, nábytek a rozvaděč nejsou součástí dodávky (včetně jeho technické doplnění). Přesné parametry jsou specifikovány ve výkresech.

Exkluzivní prodejce:

svoboda&williams

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