



## Apartment Three-bedroom (4+kk)

**Sold**

113.8 m², Beroun, Na Parkáně





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Total area	123 m <sup>2</sup>
Floor area*	114 m <sup>2</sup>
Balcony	10 m <sup>2</sup>
Parking	Parking space at extra cost
Cellar	-
PENB	G
Reference number	37691

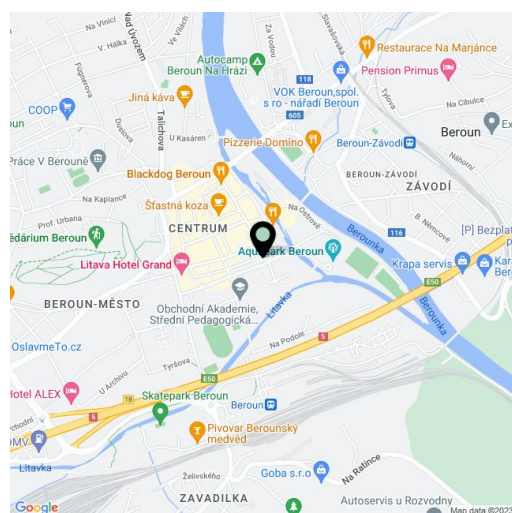
This new high standard apartment, with a balcony and the possibility of buying a parking space, is being built in the premium BERLITA residential project located in a quiet place in the center of Beroun near the main square and several parks, just a few minutes by car or public transport from Prague.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

The well-thought-out layout of the unit situated on the 1st 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, 2 bathrooms and a large entrance hall.

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 113.8 m<sup>2</sup>, interior 106.78 m<sup>2</sup>, balcony 9.56 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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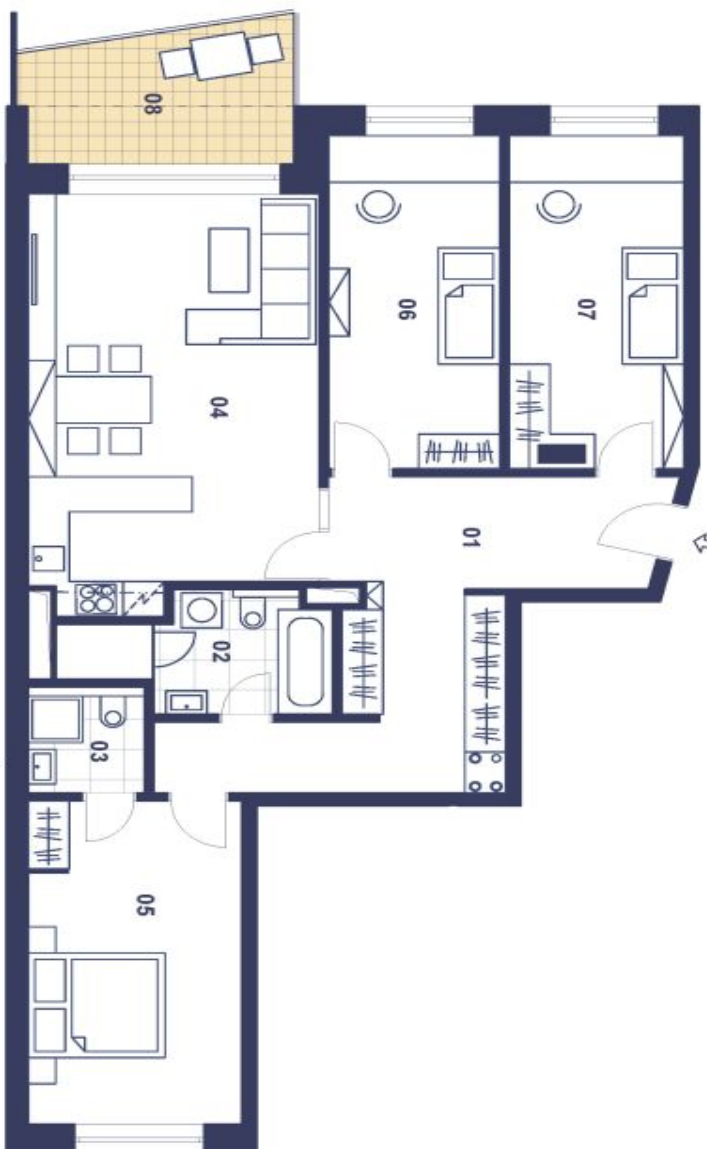
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B.26

Dispozice: Plocha bytu: Podlaží: 4+kk 113,8 m² 2. NP

01.	Chodba	20,57 m²
02.	Koupelna	6,47 m²
03.	Koupelna	2,88 m²
04.	Obývací	30,00 m²
05.	Pokoje	17,63 m²
06.	Pokoje	14,67 m²
07.	Pokoje	14,30 m²
Užitná plocha bytu		106,78 m²
Podlahová plocha bytu		113,8 m²
08.	Balkon	9,56 m²



Developed by: VENUS

Kauza bytu

Schéma podrobně dle návrhu představuje dispozici řešení bytu. Developer si vyhrazuje právo na změny a upřesnění bez předchozího upozornění. Kuchynská linka, nábytek a spotřebiče nejsou součástí dodávky (včetně jeho technických doplňků). Přesné parametry jsou specifikovány ve výkresech.

Exkluzivní prodejce:

svoboda&williams

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