



Apartment Two-bedroom (3+kk)

Sold

82.8 m², Beroun, Na Parkáně



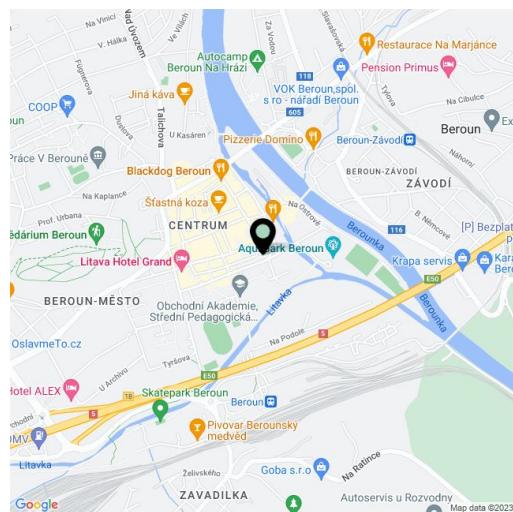


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Total area	94 m ²
Floor area*	83 m ²
Balcony	11 m ²
Parking	Parking space at extra cost
Cellar	-
PENB	G
Reference number	37696



* 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 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 **balcony with a river view**, 2 bedrooms, a bathroom, 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 82.8 m², interior 76.99 m², balcony 11.6 m².



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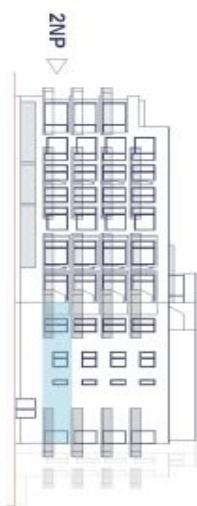
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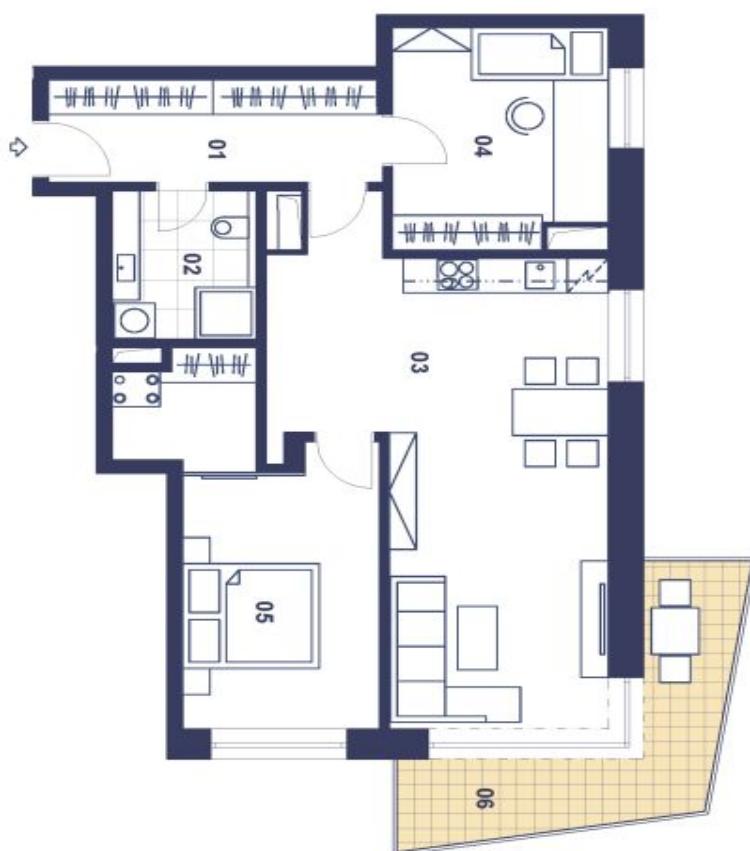
Dopravní:
Plocha bytu:
3+kk 82,8 m² 2. NP

01. Chodba 8,35 m²
02. Koupelna 5,30 m²
03. Obývák 34,15 m²
04. Pojízdný 11,77 m²
05. Prosklený 17,41 m²

Užitná plocha bytu 76,99 m²
Podlahová plocha bytu 82,8 m²
06. Balkon 11,06 m²



1m
5m



VENUS

Developed by:

Karta bytu:

Schéma pôdorysu daného plôdu závisí od dispozície jednotlivých bytov. Developer si vyplýva príprava zámerov a uverejnení bez prečítaného upozornenia. Kuchyňská linka, nábytok a spotrebiteľské meno súčasti dodávky.

svoboda&williams | CHRISTIE'S
INTERNATIONAL REAL ESTATE

Edukatívny prehľad:

Národné pôsobiisko, 110 00 Praha 1, +420 257 328 281,
+420 257 322 032, info@svoboda-williams.com

www.berlita.cz