



## Apartment Three-bedroom (4+kk)

**Sold**

89.52 m², Beroun, Na Parkáně





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|                  |                             |
|------------------|-----------------------------|
| Total area       | 92 m²                       |
| Floor area*      | 90 m²                       |
| Balcony          | 10 m²                       |
| Loggia           | 2 m²                        |
| Parking          | Parking space at extra cost |
| Cellar           | -                           |
| PENB             | G                           |
| Reference number | 39760                       |

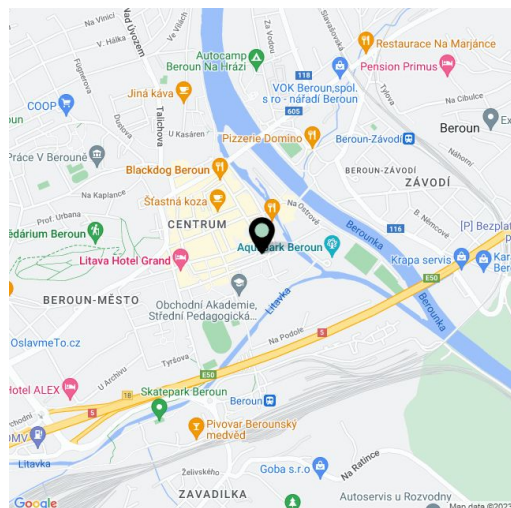
This new high standard apartment, with 2 balconies and the possibility of buying a parking space, is being built in the premium BERLITA residential project located in a quiet place in the center of Beroun near the main square and several parks, just a few minutes by car or public transport from Prague. 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 **southeast-facing balcony** overlooking a park, 3 bedrooms (one with a balcony with a river view), a bathroom, 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 102.1 m², interior 95.54 m², balconies 10.19 + 2.39 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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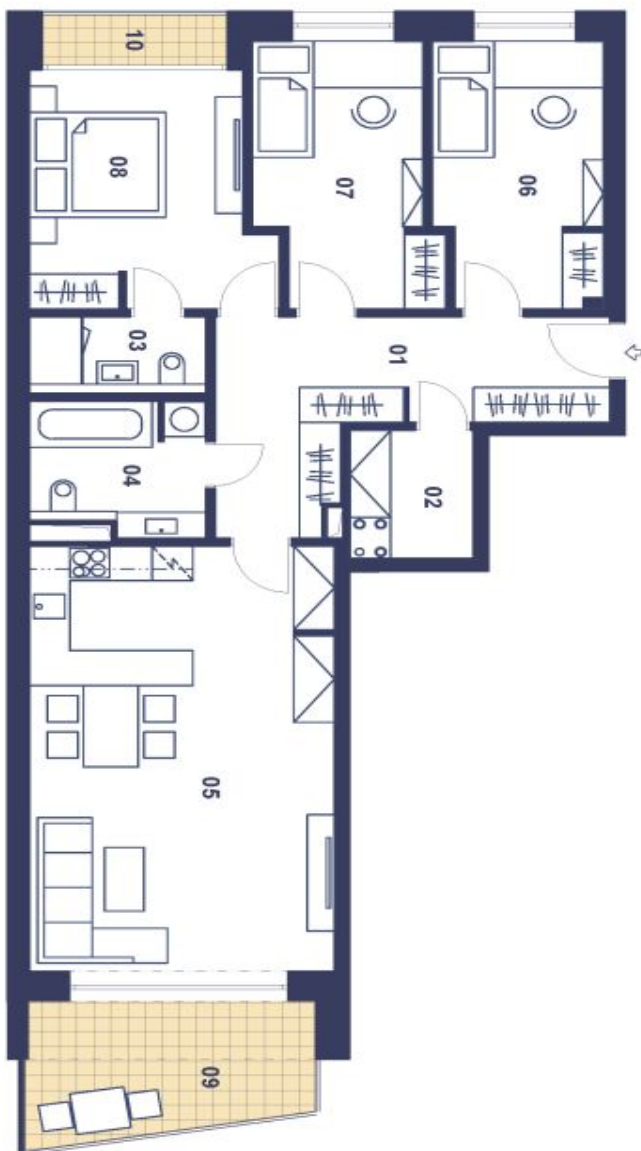
C.24

Dispozice: Plocha bytu: Podlaží:  
4+kk 102.1 m² 2. NP

|              |          |
|--------------|----------|
| 01. Chodba   | 13,76 m² |
| 02. Komora   | 3,87 m²  |
| 03. Koupelna | 3,03 m²  |
| 04. Koupelna | 5,50 m²  |
| 05. Obývací  | 33,32 m² |
| 06. Pokoj    | 11,22 m² |
| 07. Pokoj    | 11,26 m² |
| 08. Pokoj    | 13,58 m² |

Užitná plocha bytu 95,54 m²  
Podlahová plocha bytu 102,1 m²

|            |          |
|------------|----------|
| 09. Balkon | 10,19 m² |
| 10. Balkon | 2,39 m²  |



Developed by:  
**VENUS**

Kauza bytu

Schéma podrobně dle představení dispozice (léžací bytu). Developer si vyhrazuje právo na změny a upravení bez předchozího upozornění. Kuchynská linka, nábytek a spotřebiče nejsou součástí dodávky (včetně jeho instalace doplnění). Přesné parametry jsou specifikovány ve výkresech.

Exkluzivní prodejce:

svoboda&williams | CHRISTIE'S  
INTERNATIONAL REAL ESTATE

Na Pevňáka 2, 110 00 Praha 1, +420 257 328 281,  
+420 257 322 832, info@svoboda-williams.com

www.berlita.cz