



## Apartment Three-bedroom (4+kk)

Sold

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



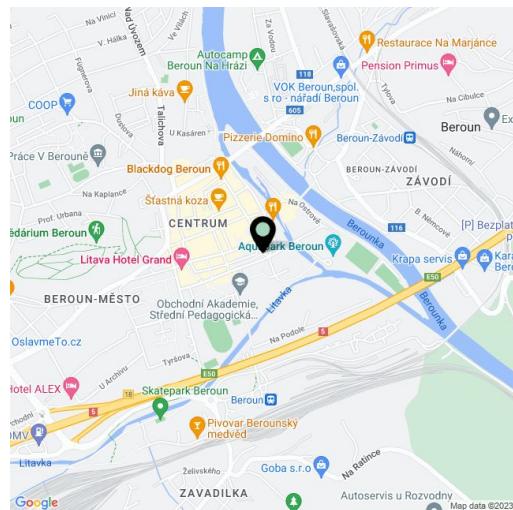


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Total area	101 m <sup>2</sup>
Floor area*	80 m <sup>2</sup>
Balcony	22 m <sup>2</sup>
Parking	Parking space at extra cost
Cellar	-
PENB	G
Reference number	40343



\* 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 large 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 **south-facing balcony** overlooking a park, 3 bedrooms, 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 101.4 m<sup>2</sup>, interior 94.40 m<sup>2</sup>, balcony 21.63 m<sup>2</sup>.



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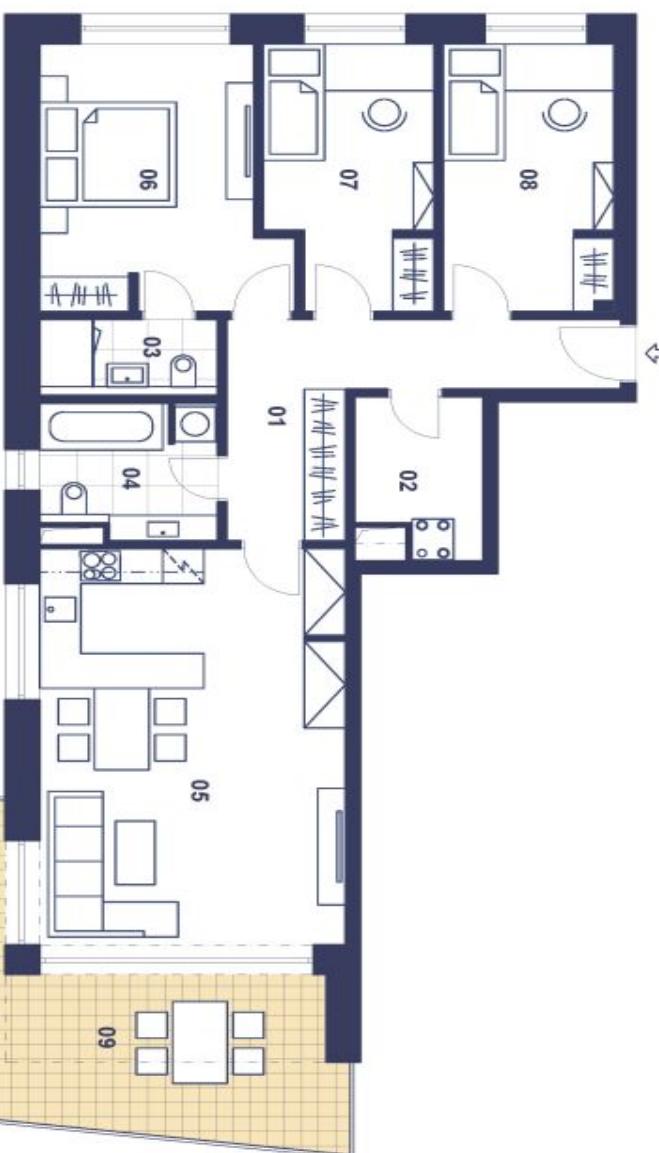
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A.21

Dopravní:  
Plocha bytu:  
**4+kk** **101,4 m<sup>2</sup>** **2. NP**

Podlaží:  
01. Chodba  
02. Kormoř  
03. Koupelna  
04. Koupelna  
05. Obývák  
06. Pokoj  
07. Pokoj  
08. Pokoj  
09. Balkon  
Užitná plocha bytu  
94,40 m<sup>2</sup>  
Podlahová plocha bytu  
101,4 m<sup>2</sup>



1m

5m



Developed by:

**VENUS**

Karta bytu:

Schéma půdorysu domu představuje dispozici bytu. Developer si vyhrazuje právo změny a upřesnění bez předchozího upozornění. Kuchyňská linka, nábytek a spotřebiče nejsou součástí dodávky (dáleží jako ilustrační doplnky). Přesné parametry jsou specifikovány ve směrovce.

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