



## Apartment Three-bedroom (4+kk)

**Sold**

89.5 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	40387

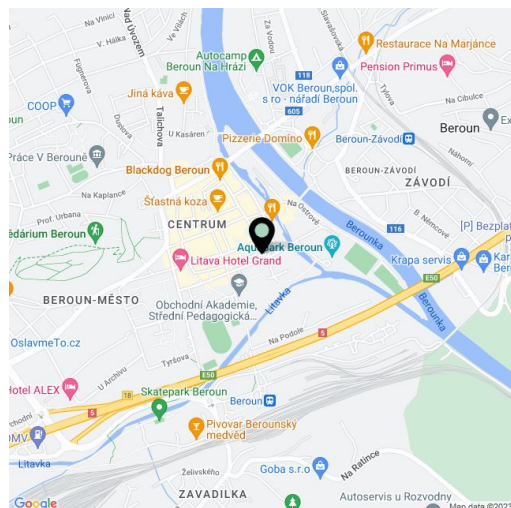
This new high standard apartment, with 2 balconies and the possibility of buying a parking space, is being built in the premium BERLITA residential project located in a quiet place in the center of Beroun near the main square and several parks, just a few minutes by car or public transport from Prague. The apartment will be move-in ready in the middle of 2022.

The well-thought-out layout of the unit situated on the 2nd 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 102.2 m², interior 95.41 m², balconies 10.30 + 2.37 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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A.34

Dispozice

Plocha bytu

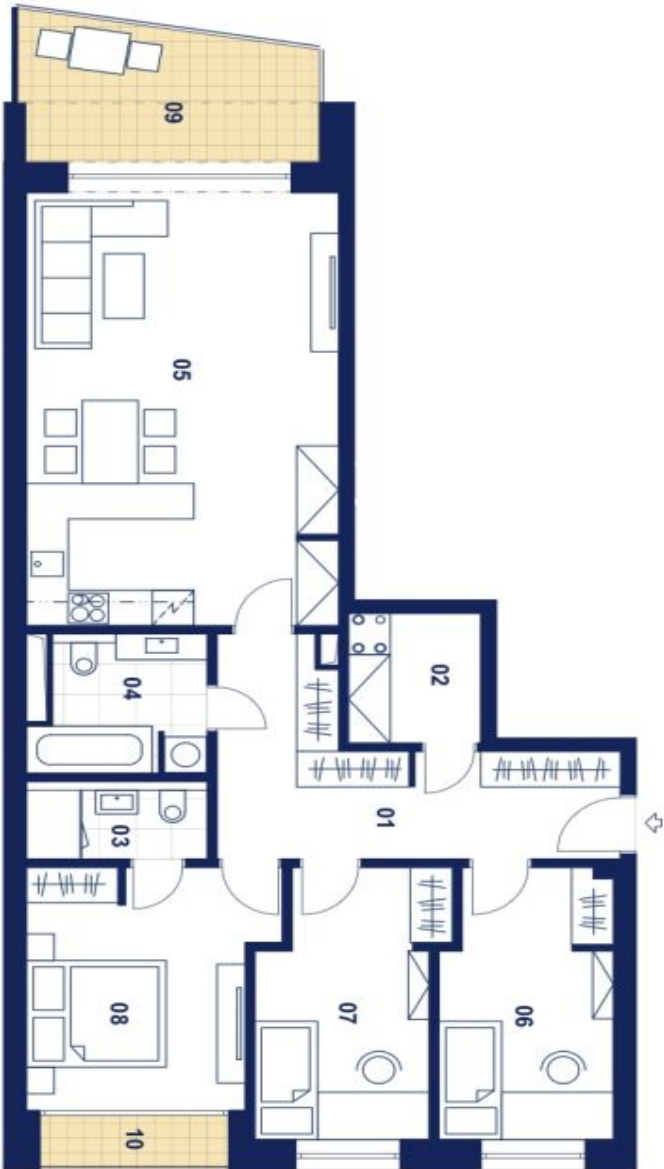
Podlaží

4 kk 102,2 m² 3. NP

- |     |          |          |
|-----|----------|----------|
| 01. | Chodba   | 13,55 m² |
| 02. | Komora   | 4,06 m²  |
| 03. | Koupelna | 3,03 m²  |
| 04. | Koupelna | 5,37 m²  |
| 05. | Obývací  | 33,33 m² |
| 06. | Pokoje   | 11,22 m² |
| 07. | Pokoje   | 11,26 m² |
| 08. | Pokoje   | 13,59 m² |

Užitná plocha bytu 95,41 m²  
Pedlaňová plocha bytu 102,2 m²

- |     |        |          |
|-----|--------|----------|
| 09. | Balkon | 10,30 m² |
| 10. | Lodžie | 2,37 m²  |



Developed by:

VENUS

Karta bytu

Schéma podrobného zobrazení dispozice bytu. Developer si vyhrazuje právo na změny a upravení bez předchozího upozornění. Kuchynská linka, nábytek a spotřebiče nejsou součástí dodávky (budejí jako ilustrační doplněk). Přesné parametry jsou specifikovány ve zmluvě.

Exkluzivní prodejce

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