



## Apartment Two-bedroom (3+kk)

Sold

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



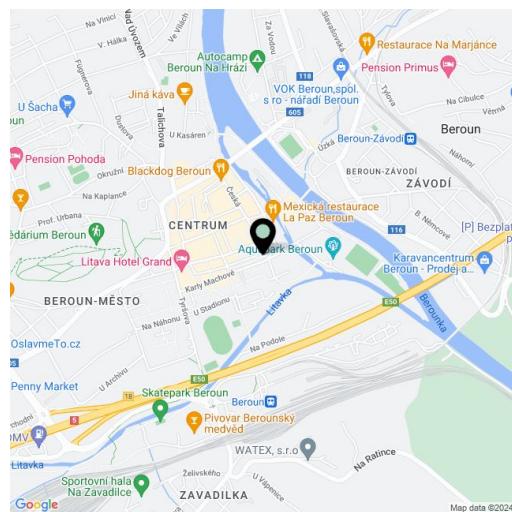


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Total area	104 m <sup>2</sup>
Floor area*	95 m <sup>2</sup>
Balcony	9 m <sup>2</sup>
Parking	Parking space at extra cost
Cellar	-
PENB	B
Reference number	40389



\* 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 3rd floor consists of a living room with a preparation for a kitchen and a **glass wall** towards **south-facing** balcony overlooking a park, 2 bedrooms, 2 bathrooms, 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 104.3 m<sup>2</sup>, interior 97.85 m<sup>2</sup>, balcony 9.32 m<sup>2</sup>.



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**Berlita**

**B.41**

Dispozice:

3 kk

104,3 m<sup>2</sup>

4. NP

Plocha bytu:

Pozemek:

01. Chodba  
02. Komora  
03. Koupelna  
04. Koupelna  
05. Obývák  
06. Pokoj  
07. Pokoj

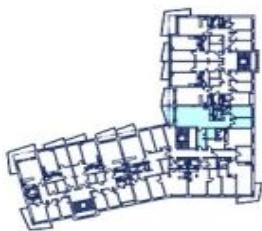
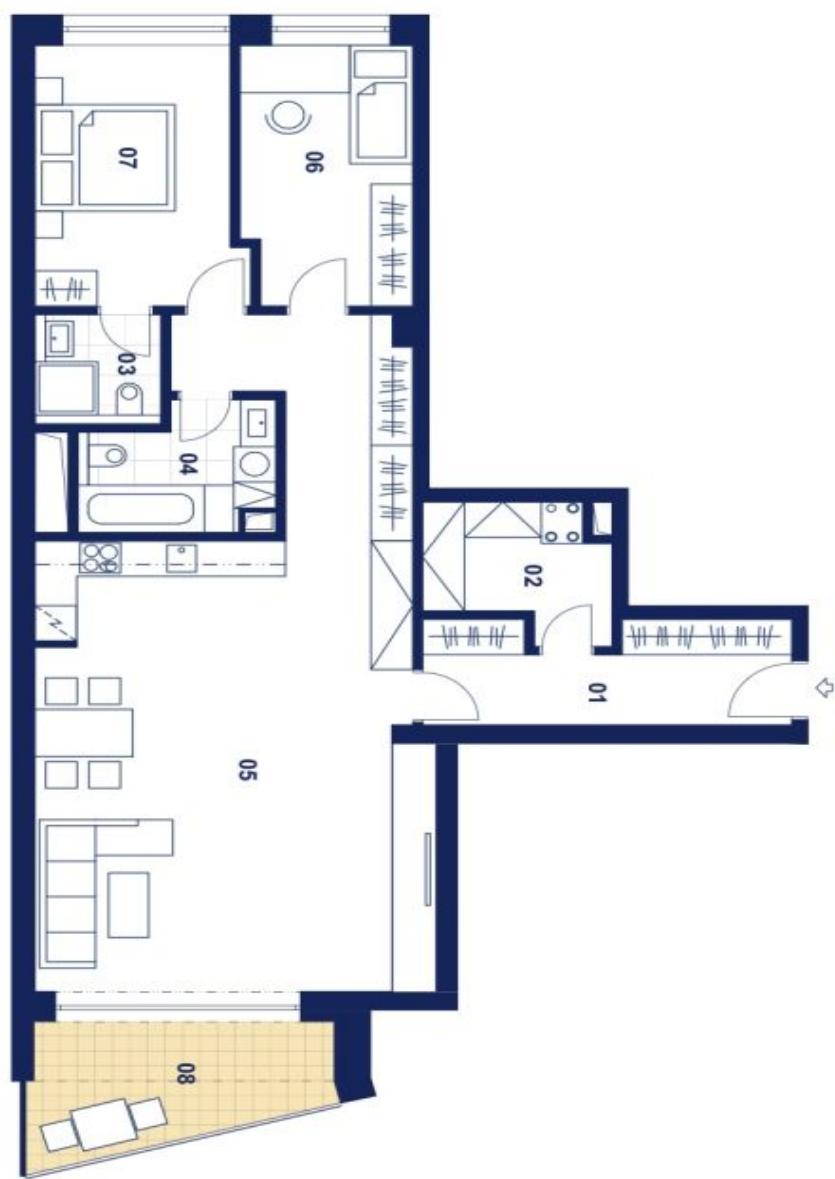
8,61 m<sup>2</sup>  
5,32 m<sup>2</sup>  
2,98 m<sup>2</sup>  
5,26 m<sup>2</sup>  
52,18 m<sup>2</sup>  
10,66 m<sup>2</sup>  
12,84 m<sup>2</sup>

Užitná plocha bytu  
Podlahová plocha bytu

97,85 m<sup>2</sup>  
104,3 m<sup>2</sup>

08. Balkon

9,32 m<sup>2</sup>



Developed by:

**VENUS**

Karta bytu:

Schéma půdorysu domu představuje dispozici klesajícího bytu. Developer si vyhrazuje právo na změny a upřesnění bez předchozího upozornění. Kuchynská linka, nábytek a spotřebiče nelze souduci dodatky (jedná se o hliněnou dýhačku). Přesné parametry jsou specifikovány ve směrovce.

Ekologické řešení:

**svoboda&williams | CHRISTIE'S**  
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