



## Apartment One-bedroom (2+kk)

Rented

44.4 m<sup>2</sup>, Beroun, Beroun, Na Dražkách





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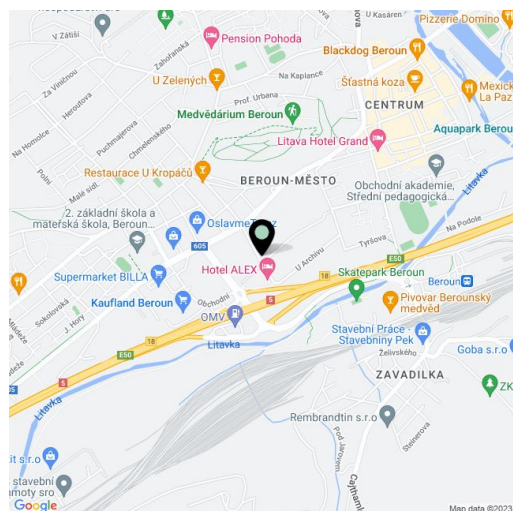
**Rented**44.4 m<sup>2</sup>, Beroun, Beroun, Na Dražkách

Total area	57 m <sup>2</sup>
Floor area*	44 m <sup>2</sup>
Balcony	13 m <sup>2</sup>
Parking	Garage parking.
Garage	Yes
Cellar	Yes
Service price	Monthly deposit for services and water approx. CZK 4,000. Electricity is billed separately.
PENB	C
Reference number	103477
Available from	Immediately

This brand new, completely furnished apartment with a large balcony is on the 2nd floor of the Berounská zahrada residential project - a new building with an elevator and underground parking. Set near the center of Beroun, just moments from a shopping zone, with great amenities and services within easy reach. Located in close vicinity of the Berounka River, the Městská hora mountain with a bear shelter, playground, and lookout tower, the sought-after Golf Beroun Resort surrounded by the deep forests of Brdy and Křivoklát, with both the Czech karst and Křivoklátsko protected areas close-by. The Zličín metro station in Prague is 15 minutes by car via the D5 highway.

The apartment includes a living room with a fully fitted open plan kitchen and dining area, a bedroom, a bathroom (bathtub with a shower screen, toilet), and an entrance hall. The **balcony** is accessible from both main rooms.

Vinyl floors, tiles, custom-made built-in wardrobes and storage, electric boiler, underfloor heating, washing machine, dishwasher, induction cooktop, video entry phone, **cellar**. A **garage parking** space is included.



\* 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.