



## Apartment One-bedroom (2+kk)

€ 813 | CZK 20 400

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





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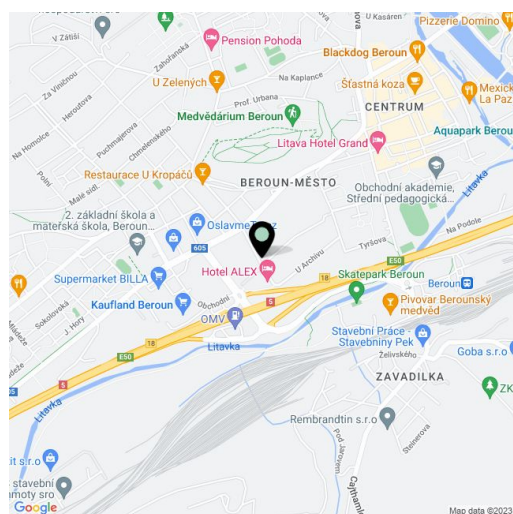
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Total area	57 m <sup>2</sup>
Floor area*	44 m <sup>2</sup>
Balcony	13 m <sup>2</sup>
Parking	Garage parking.
Garage	Yes
Cellar	Yes
Service price	Monthly deposit for services and water CZK 2,600. Monthly deposit for electricity CZK 3,000.
PENB	C
Reference number	103477
Available from	01.03.2025

This completely furnished apartment with a large balcony is on the 2nd floor of the Berounská zahrada residential project - a recently built 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, 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.