



## Apartment Three-bedroom (4+kk)

Sold

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







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Total area	123 m <sup>2</sup>
Floor area*	101 m <sup>2</sup>
Balcony	22 m <sup>2</sup>
Parking	Parking space at extra cost
Cellar	-
PENB	G
Reference number	37271

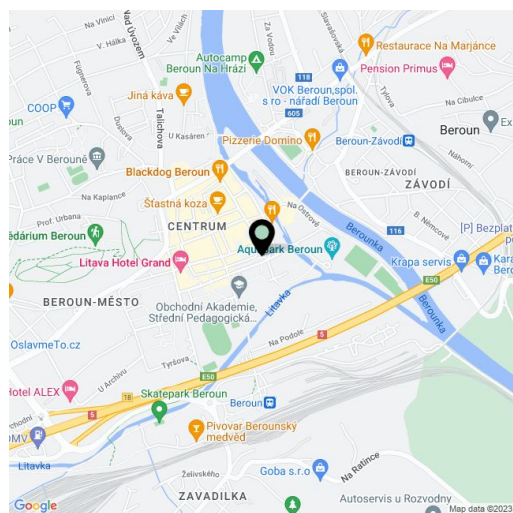
This new high standard apartment, with a large balcony and the possibility of buying a parking space, is being built in the premium BERLITA residential project located in a quiet place in the center of Beroun near the main square and several parks, just a few minutes by car or public transport from Prague. 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>.



\* 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.21**

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

01.	Chodba	11,35 m <sup>2</sup>
02.	Komora	4,69 m <sup>2</sup>
03.	Koupelna	3,06 m <sup>2</sup>
04.	Koupelna	5,71 m <sup>2</sup>
05.	Obývací	31,77 m <sup>2</sup>
06.	Pokoj	15,46 m <sup>2</sup>
07.	Pokoj	10,70 m <sup>2</sup>
08.	Pokoj	11,66 m <sup>2</sup>
Užitná plocha bytu		94,40 m <sup>2</sup>
Podlahová plocha bytu		101,4 m <sup>2</sup>
09.	Balkon	21,63 m <sup>2</sup>



Developed by: **VENUS**

Každá bytů  
Schéma půdorysu domu představuje dispozici některých bytů. Developer si vyhrazuje právo na změny a úpravy bez předchozího upozornění. Kvalitní materiál, nábytek a spotřebiče nejsou součástí dodávky (srdce) jako funkční doplňky. Přesné parametry jsou specifikovány ve smlouvě.

Exkluzivní prodejce: **svoboda&williams**

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