



## Apartment Three-bedroom (4+kk)

Sold

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





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Total area	150 m <sup>2</sup>
Floor area*	120 m <sup>2</sup>
Terrace	30 m <sup>2</sup>
Parking	Parking space at extra cost
Cellar	-
PENB	G
Reference number	37672

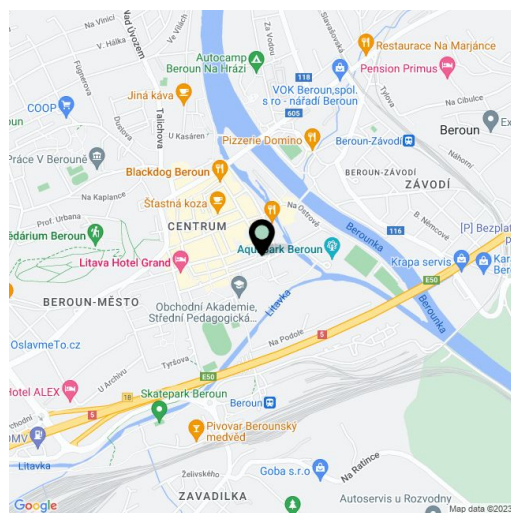
This new high standard apartment, with a large terrace and the possibility of buying a parking space, is being built in the premium BERLITA residential project located in a quiet place in the center of Beroun near the main square and several parks, just a few minutes by car or public transport from Prague.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

The well-thought-out layout of the unit situated on the 5th floor consists of a living room with a preparation for a kitchen and a **glass wall** towards a **southwest-facing terrace** overlooking a park, 3 bedrooms with a river view, a bathroom, a separate toilet, and a large entrance hall.

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 119.9 m<sup>2</sup>, interior 117.8 m<sup>2</sup>, balcony 30.13 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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**C.62**

Dispozice: Plocha bytu: Podlahy:  
**4+kk 119,9 m<sup>2</sup> 6. NP**

01. Chodba	14,83 m <sup>2</sup>
02. Koupelna	8,93 m <sup>2</sup>
03. Koupelna	3,28 m <sup>2</sup>
04. Obývací	55,96 m <sup>2</sup>
05. Pokoj	10,58 m <sup>2</sup>
06. Pokoj	10,74 m <sup>2</sup>
07. Pokoj	13,48 m <sup>2</sup>
<b>Užitná plocha bytu 117,8 m<sup>2</sup></b>	
<b>Podlahová plocha bytu 119,9 m<sup>2</sup></b>	
08. Terasa	30,13 m <sup>2</sup>



Developed by:  
**VENUS**

Kauza bytu

Schéma podlahy a dlemu představuje dispozici včetně bytu. Developer si vyhrazuje právo na změny a úpravy bez předchozího upozornění. Kuchynská linka, nábytek a spotřebiče nejsou součástí dodávky (číslo) jako technické doplňky. Převážně parkovací jsou řešeny výhledově ve smlouvě.

Exkluzivní prodejce:

svoboda&williams

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