



## Apartment Three-bedroom (4+kk)

Sold

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





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Total area	193 m <sup>2</sup>
Floor area*	120 m <sup>2</sup>
Terrace	73 m <sup>2</sup>
Parking	Parking space at extra cost
Cellar	-
PENB	G
Reference number	37678

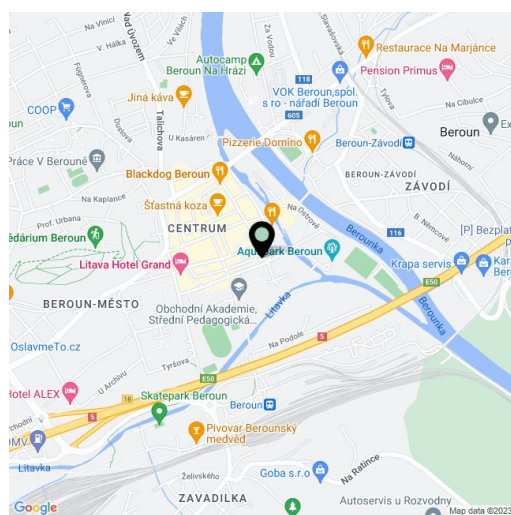
This new high standard apartment, with a large terrace and the possibility of buying a parking space, is being built in the premium BERLITA residential project located in a quiet place in the center of Beroun near the main square and several parks, just a few minutes by car or public transport from Prague. 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 **south-facing terrace** overlooking a park, 3 bedrooms (one with access to the terrace), 2 bathrooms, 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 119.8 m<sup>2</sup>, interior 118.44 m<sup>2</sup>, balcony 72.96 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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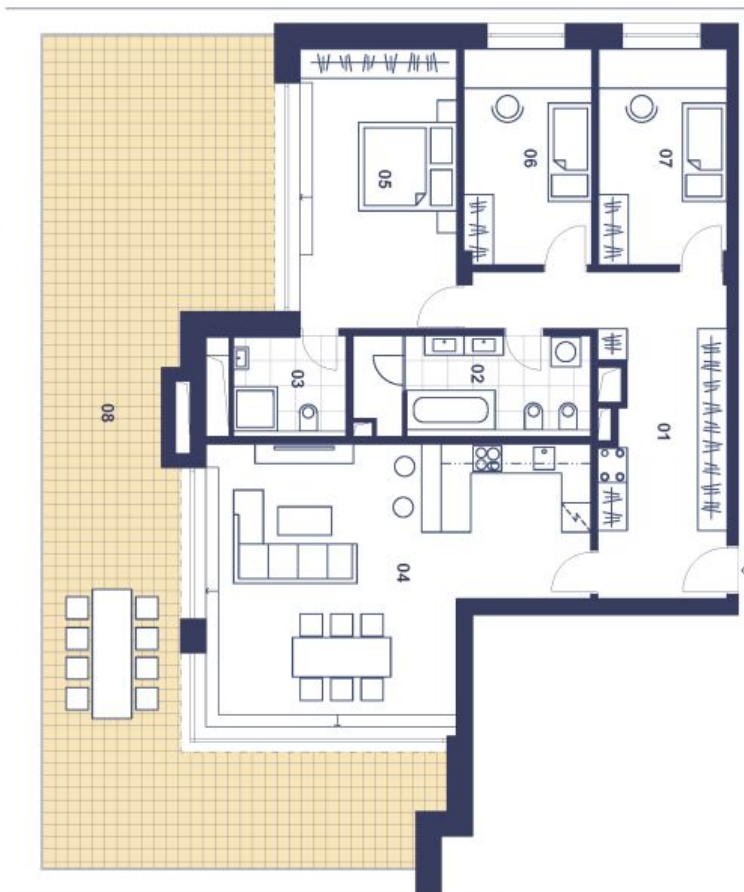
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**B.61**

Dispozice: **4+kk** Plocha bytu: **119,8 m<sup>2</sup>** Podlahy: **6. NP**

01.	Chodba	19,42 m <sup>2</sup>
02.	Koupelna	9,17 m <sup>2</sup>
03.	Koupelna	4,47 m <sup>2</sup>
04.	Obývací	42,08 m <sup>2</sup>
05.	Ložnice	20,17 m <sup>2</sup>
06.	Pokoje	16,67 m <sup>2</sup>
07.	Pokoje	11,46 m <sup>2</sup>
Užitná plocha bytu		118,44 m <sup>2</sup>
Podlahová plocha bytu		119,8 m <sup>2</sup>
08.	Terasa	72,96 m <sup>2</sup>



Developed by:  
**VENUS**

Kauza bytu  
Schváleno představenstvem dlemu představenstvem developerské společnosti. Developer si vyhrazuje právo na změny a úpravy bez předchozího upozornění. Kvalitní materiál, nábytek a spotřebiče nejsou součástí dodávky (stačí jako funkční doplňky). Převzetí patrových jsou povinností ve smlouvě.

Exkluzivní prodejce:  
**svoboda&williams**

**CHRISTIE'S**  
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