



## Apartment Three-bedroom (4+kk)

Sold

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





## Apartment Three-bedroom (4+kk)

**Sold**117.9 m<sup>2</sup>, Beroun, Na Parkáně

Total area	129 m <sup>2</sup>
Floor area*	118 m <sup>2</sup>
Terrace	23 m <sup>2</sup>
Parking	Parking space at extra cost
Cellar	-
PENB	G
Reference number	37679

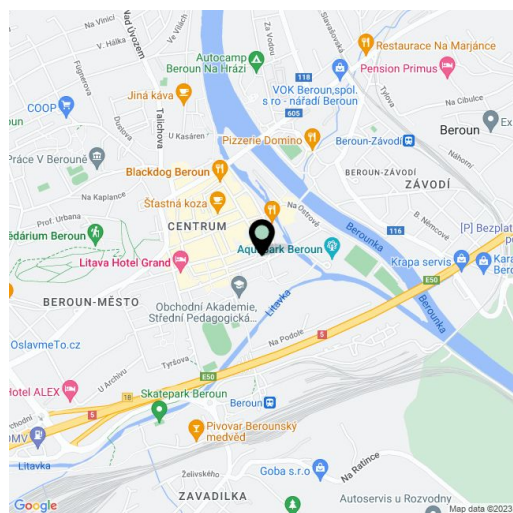
This new high standard apartment, with two terraces and the possibility of buying a parking space, is being built in the premium BERLITA residential project located in a quiet place in the center of Beroun near the main square and several parks, just a few minutes by car or public transport from Prague. 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 (two with access to the 2nd terrace with a river view), 2 bathrooms, 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 117.9 m<sup>2</sup>, interior 109.36 m<sup>2</sup>, balconies 11.31 + 11.87 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.



# Apartment Three-bedroom (4+kk)

Sold

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



**B.64**

Dispozice: Plocha bytu: Podlahy: **4+kk 117,9 m<sup>2</sup> 6. NP**

01.	Chodba	18,7 m <sup>2</sup>
02.	Komora	6,6 m <sup>2</sup>
03.	Koupelna	2,37 m <sup>2</sup>
04.	Koupelna	4,13 m <sup>2</sup>
05.	Koupelna	3,3 m <sup>2</sup>
06.	Obývací	30,2 m <sup>2</sup>
07.	Ložnice	12,69 m <sup>2</sup>
08.	Polkoj	13,04 m <sup>2</sup>
09.	Polkoj	18,33 m <sup>2</sup>
Užitná plocha bytu		109,36 m <sup>2</sup>
Pedestrová plocha bytu		117,9 m <sup>2</sup>
10.	Terasa	11,31 m <sup>2</sup>
11.	Terasa	11,87 m <sup>2</sup>



Developed by: **VENUS**

Kauza bytu

Schéma půdorysu domu představuje dispozici včetně bytů. Developer si vyhrazuje právo na změny a úpravy bez předchozího upozornění. Kuchynská linka, nábytek a spotřebiče nejsou součástí dodávky (súčasť jako technická doplnění). Převážně parkování jsou řešeny výhradně ve dvoráku.

Exkluzivní prodejce:

svoboda&williams

CHRISTIE'S INTERNATIONAL REAL ESTATE

Na Pankova 2, 110 00 Praha 1, +420 257 328 281, +420 257 322 032, info@svoboda-williams.com

www.berlita.cz