



Apartment Three-bedroom (4+kk)

Sold

117.9 m², Beroun, Na Parkáně





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

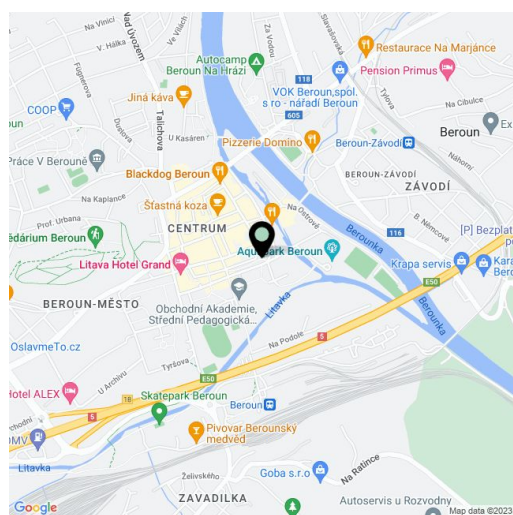
This new high standard apartment, with two terraces and the possibility of buying a parking space, is being built in the premium BERLITA residential project located in a quiet place in the center of Beroun near the main square and several parks, just a few minutes by car or public transport from Prague. 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 m², interior 109.36 m², balconies 11.31 + 11.87 m².



* 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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B.64

Dispozice: Plocha bytu: Podlahy: **4+kk 117,9 m² 6. NP**

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



Developed by: **VENUS**

Kauza bytu

Schéma půdorysu domu představuje výhledové řešení 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 parametry jsou specifikovány ve smlouvě.

Exkluzivní prodejce:

svoboda&williams

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