



## Apartment Three-bedroom (4+kk)

Sold

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





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Total area	124 m <sup>2</sup>
Floor area*	102 m <sup>2</sup>
Balcony	34 m <sup>2</sup>
Parking	Parking space at extra cost
Cellar	-
PENB	G
Reference number	37680

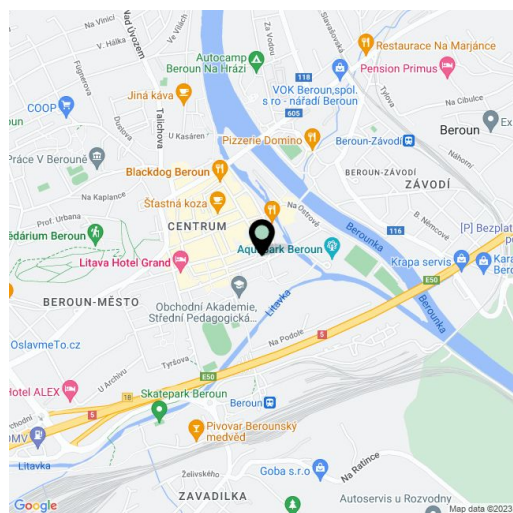
This new high standard apartment, with two balconies and the possibility of buying a parking space, is being built in the premium BERLITA residential project located in a quiet place in the center of Beroun near the main square and several parks, just a few minutes by car or public transport from Prague.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

The well-thought-out layout of the unit situated on the 4th floor consists of a living room with a preparation for a kitchen and a **glass wall** towards a **southwest-facing balcony** overlooking a park, 3 bedrooms (one with a balcony with a river view), 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 102.1 m<sup>2</sup>, interior 95.16 m<sup>2</sup>, balconies 21.67 + 12.75 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.51

Dispozice: Plocha bytu: Podlahy: **4+kk** **102.1 m<sup>2</sup>** **5. NP**

01.	Chodba	11,35 m <sup>2</sup>
02.	Komora	4,71 m <sup>2</sup>
03.	Koupelna	3,06 m <sup>2</sup>
04.	Koupelna	5,70 m <sup>2</sup>
05.	Obývací	31,76 m <sup>2</sup>
06.	Pokoj	16,22 m <sup>2</sup>
07.	Pokoj	10,70 m <sup>2</sup>
08.	Pokoj	11,66 m <sup>2</sup>
Užitná plocha bytu		95,16 m <sup>2</sup>
Podlahová plocha bytu		102,1 m <sup>2</sup>
09.	Balkon	21,67 m <sup>2</sup>
10.	Balkon	12,75 m <sup>2</sup>



Developed by: **VENUS**

Kauza bytu

Schéma půdorysu domu představuje dispozici včetně bytů. Developer si vyhrazuje právo na změny a umístění bez předchozího upozornění. Každý předá lísta, nábytek a spotřebiče nejsou součástí dodávky (obrázky jako ilustrační doplnění). Převzetí patřičnými jsou specifikovány ve smlouvě.

Exkluzivní prodejce

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