



## Apartment Three-bedroom (4+kk)

Sold

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





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|                  |                             |
|------------------|-----------------------------|
| Total area       | 112 m <sup>2</sup>          |
| Floor area*      | 102 m <sup>2</sup>          |
| Balcony          | 13 m <sup>2</sup>           |
| Parking          | Parking space at extra cost |
| Cellar           | -                           |
| PENB             | G                           |
| Reference number | 37690                       |

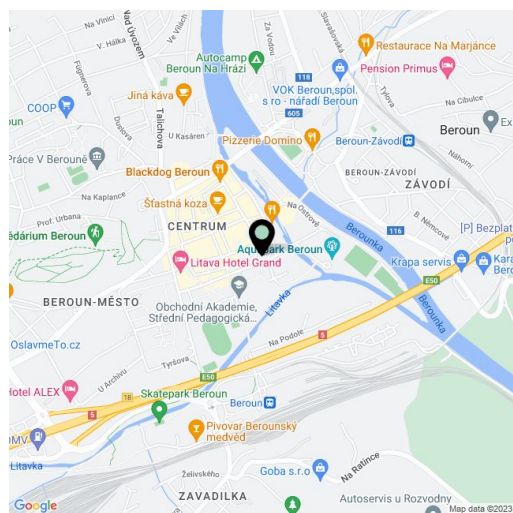
This new high standard apartment, with 2 balconies and the possibility of buying a parking space, is being built in the premium BERLITA residential project located in a quiet place in the center of Beroun near the main square and several parks, just a few minutes by car or public transport from Prague. The apartment will be move-in ready in the middle of 2022.

The well-thought-out layout of the unit situated on the 1st floor consists of a living room with a preparation for a kitchen and a **glass wall** towards a **southeast-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 95.54 m<sup>2</sup>, balconies 10.19 + 2.39 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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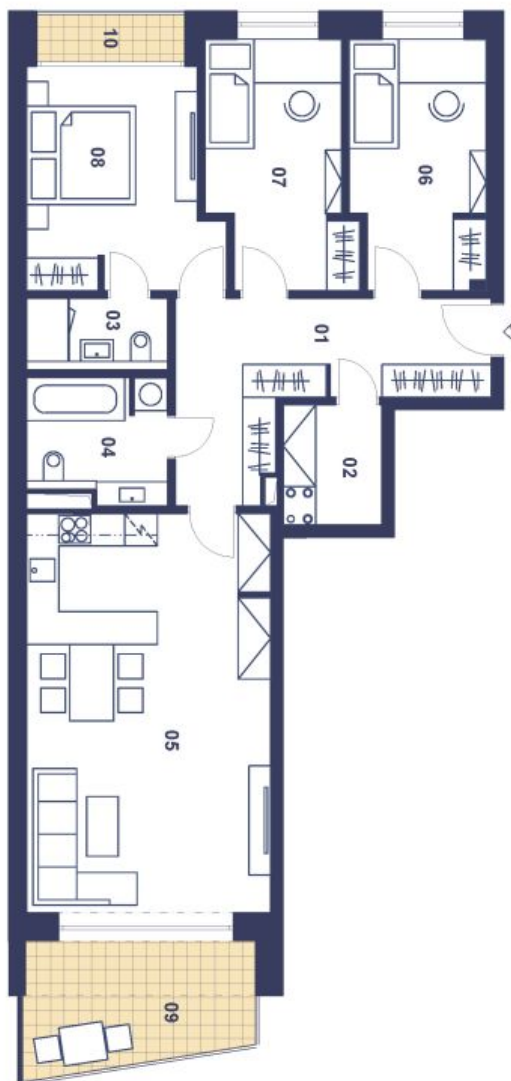
102.1 m<sup>2</sup>, Beroun, Na Parkáně



C.24

Duplex: 4+kk  
Plocha bytu: 102.1 m<sup>2</sup>  
Podlaží: 2. NP

|                       |          |                      |
|-----------------------|----------|----------------------|
| 01.                   | Chodba   | 13,76 m <sup>2</sup> |
| 02.                   | Komora   | 3,87 m <sup>2</sup>  |
| 03.                   | Koupelna | 3,03 m <sup>2</sup>  |
| 04.                   | Koupelna | 5,50 m <sup>2</sup>  |
| 05.                   | Obyvatk  | 33,32 m <sup>2</sup> |
| 06.                   | Pokoj    | 11,22 m <sup>2</sup> |
| 07.                   | Pokoj    | 11,26 m <sup>2</sup> |
| 08.                   | Pokoj    | 13,58 m <sup>2</sup> |
| Užitná plocha bytu    |          | 95,54 m <sup>2</sup> |
| Podlahová plocha bytu |          | 102,1 m <sup>2</sup> |
| 09.                   | Balkon   | 10,19 m <sup>2</sup> |
| 10.                   | Balkon   | 2,39 m <sup>2</sup>  |



Developed by:  
**VENUS**

Kauza bytu

Schéma půdorysu domu představuje dispozici některých bytů. Developer si vyhrazuje právo na změny a umístění bez předchozího upozornění. Kuchynská linka, nábytek a spotřebiče nejsou součástí dodávky (obrázky jako ilustrační doplnění). Převážně parkování jsou řešeny dle výstavby ve směnách.

Exkluzivní prodejce:

svoboda&williams

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