



## Apartment Three-bedroom (4+kk)

Sold

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





## Apartment Three-bedroom (4+kk)

**Sold**113.8 m<sup>2</sup>, Beroun, Na Parkáně

Total area	123 m <sup>2</sup>
Floor area*	114 m <sup>2</sup>
Balcony	10 m <sup>2</sup>
Parking	Parking space at extra cost
Cellar	-
PENB	G
Reference number	37691

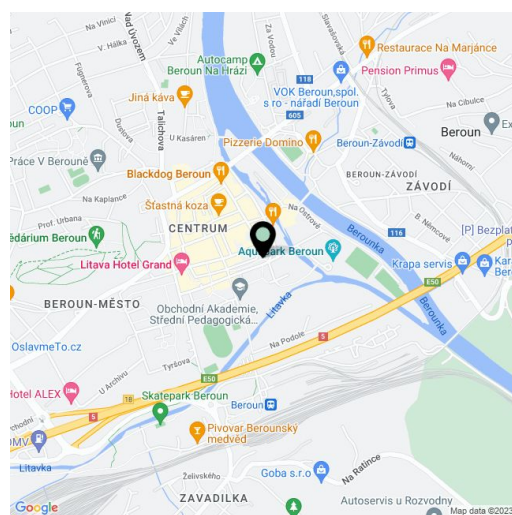
This new high standard apartment, with a balcony and the possibility of buying a parking space, is being built in the premium BERLITA residential project located in a quiet place in the center of Beroun near the main square and several parks, just a few minutes by car or public transport from Prague. 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 **southwest-facing balcony** overlooking a park, 3 bedrooms, 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 113.8 m<sup>2</sup>, interior 106.78 m<sup>2</sup>, balcony 9.56 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

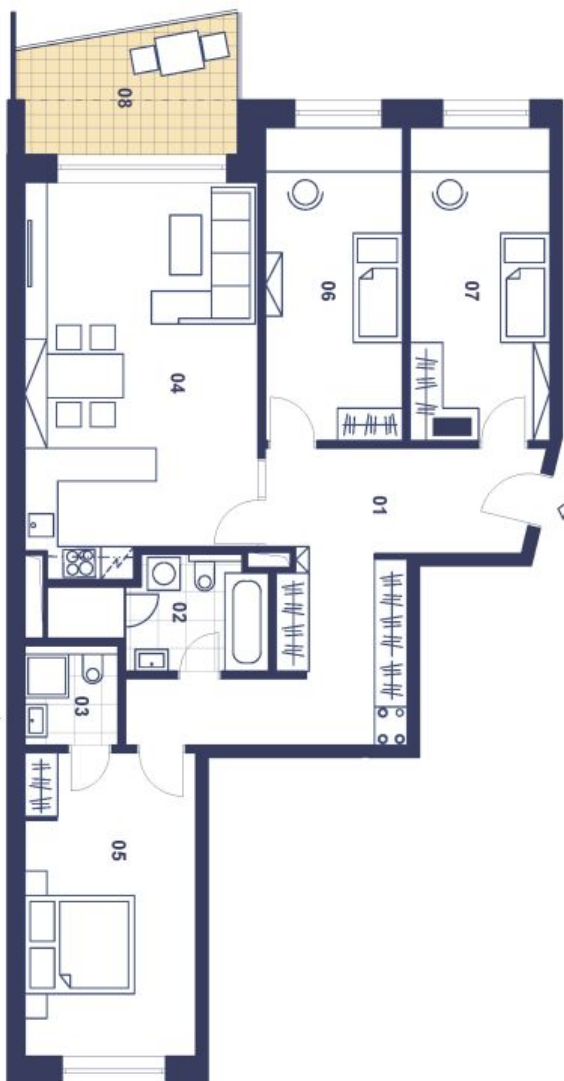
113.8 m<sup>2</sup>, Beroun, Na Parkáně



**B.26**

Duplex: **4+kk**    Plocha bytu: **113,8 m<sup>2</sup>**    Podlaží: **2. NP**

01.	Chodba	20,57 m <sup>2</sup>
02.	Koupelna	6,47 m <sup>2</sup>
03.	Koupelna	2,88 m <sup>2</sup>
04.	Obývací	30,00 m <sup>2</sup>
05.	Polkoj	17,63 m <sup>2</sup>
06.	Polkoj	14,67 m <sup>2</sup>
07.	Polkoj	14,30 m <sup>2</sup>
Užitná plocha bytu		106,78 m <sup>2</sup>
Podlahová plocha bytu		113,8 m <sup>2</sup>
08.	Balkon	9,56 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. Kvalitní práce, nábytek a spotřebiče nejsou součástí dodávky (číslo) jako technické doplňky. Přesné parametry jsou specifikovány ve smlouvě.

Exkluzivní prodejce:  
**svoboda&williams**

**CHRISTIE'S**  
INTERNATIONAL REAL ESTATE

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

[www.berlita.cz](http://www.berlita.cz)