



Apartment Two-bedroom (3+kk)

Sold

86.8 m², Beroun, Na Parkáně





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Total area	101 m ²
Floor area*	87 m ²
Terrace	14 m ²
Parking	Parking space at extra cost
Cellar	-
PENB	G
Reference number	37692

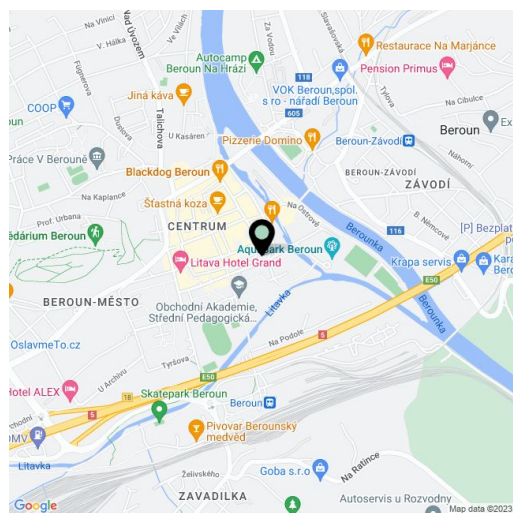
This new high standard apartment, with a terrace and the possibility of buying a parking space, is being built in the premium BERLITA residential project located in a quiet place in the center of Beroun near the main square and several parks, just a few minutes by car or public transport from Prague. 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 **terrace with a river view**, 2 bedrooms, a bathroom, a separate toilet 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 86.8 m², interior 81.17 m², balcony 14.35 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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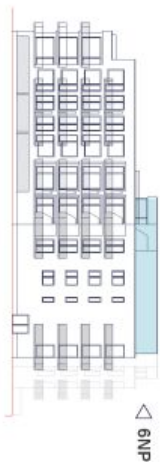
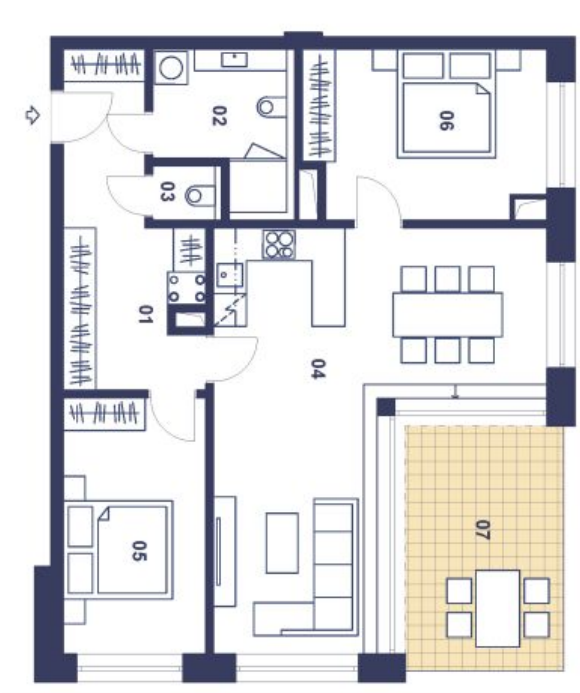
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Dispozice: **3+kk** Plocha bytu: **86,8 m²** Podlaží: **6. NP**

01.	Chodba	12,49 m ²
02.	Koupelna	5,97 m ²
03.	WC	1,14 m ²
04.	Obývací	35,31 m ²
05.	Ložnice	12,67 m ²
06.	Pokoje	13,59 m ²
Užitná plocha bytu		81,17 m ²
Podlahová plocha bytu		86,8 m ²
07.	Terasa	14,35 m ²



Developed by: **VENUS** Kauza bytu

Schlomo polderův dům představuje dispozici keřní bytu. Developer si vyhrazuje právo na změny a úpravy bez předchozího upozornění. Kvalitní materiál, nábytek a spotřebiče nejsou součástí dodávky (dává) jako funkční doplňek. Převní parametry jsou specifikovány ve smlouvě.

Exkluzivní prodejce: **svoboda&williams** | **CHRISTIE'S** INTERNATIONAL REAL ESTATE

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