



Apartment Two-bedroom (3+kk)

Sold

82.8 m², Beroun, Na Parkáně





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Total area	94 m ²
Floor area*	83 m ²
Balcony	11 m ²
Parking	Parking space at extra cost
Cellar	-
PENB	G
Reference number	37696

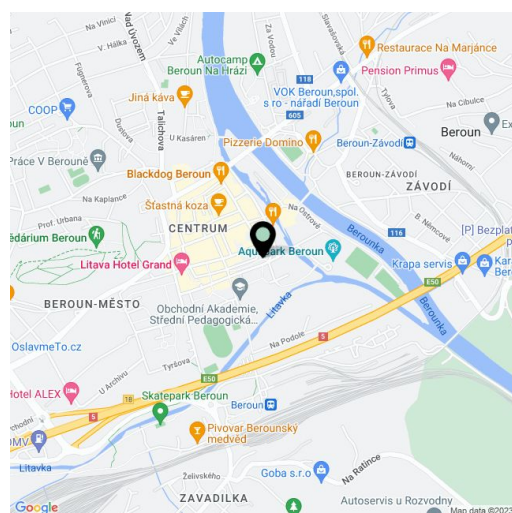
This new high standard apartment, with a balcony and the possibility of buying a parking space, is being built in the premium BERLITA residential project located in a quiet place in the center of Beroun near the main square and several parks, just a few minutes by car or public transport from Prague. 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 **balcony with a river view**, 2 bedrooms, a bathroom, 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 82.8 m², interior 76.99 m², balcony 11.6 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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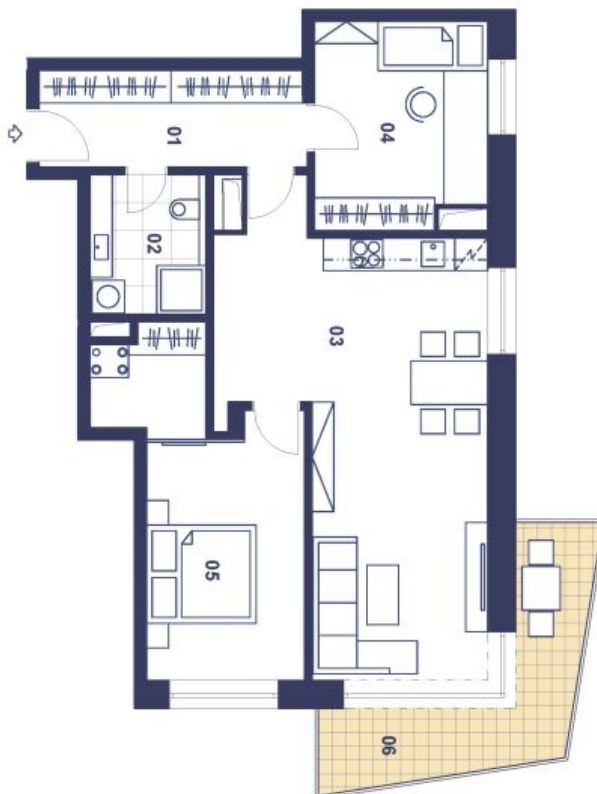
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B.23

Dispozice	Plocha bytu	Podlah:
3+kk	82.8 m ²	2. NP
01. Chodba	8.36 m ²	
02. Koupelna	5.30 m ²	
03. Obývací	34.15 m ²	
04. Pokoj	11.77 m ²	
05. Pokoj	17.41 m ²	
Užitná plocha bytu		76.99 m ²
Podlahová plocha bytu		82.8 m ²
06. Balkon		11.06 m ²



Developed by: **VENUS** Kauza bytu

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Exklusivní prodávající: **svoboda&williams** | **CHRISTIE'S** INTERNATIONAL REAL ESTATE

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

www.berlita.cz