



## Apartment Two-bedroom (3+kk)

Sold

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





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

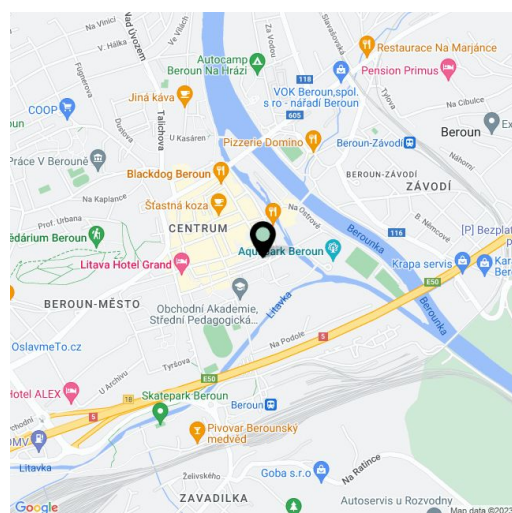
This new high standard apartment, with a balcony and the possibility of buying a parking space, is being built in the premium BERLITA residential project located in a quiet place in the center of Beroun near the main square and several parks, just a few minutes by car or public transport from Prague. 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 m<sup>2</sup>, interior 76.99 m<sup>2</sup>, balcony 11.6 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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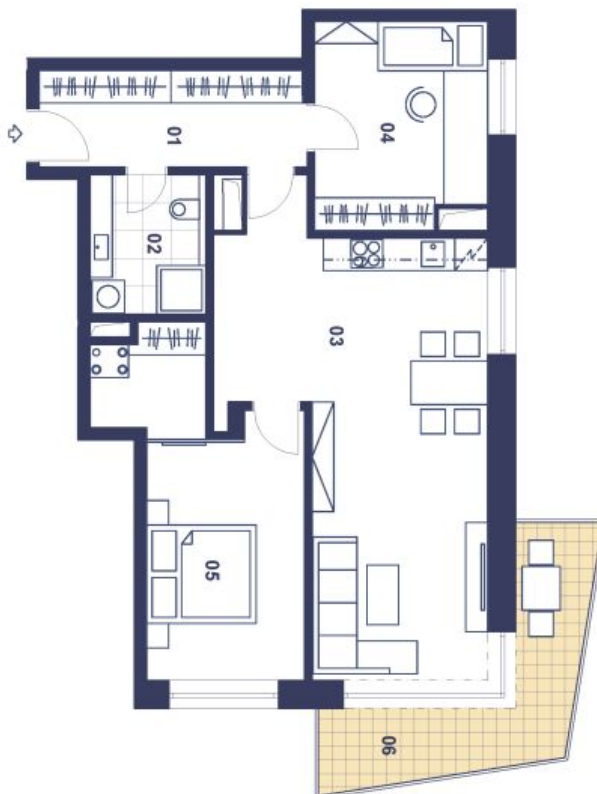
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## B.23

Duplex: **3+kk** Plocha bytu: **82.8 m<sup>2</sup>** Podlaží: **2. NP**

01. Chodba	8,36 m <sup>2</sup>
02. Koupelna	5,30 m <sup>2</sup>
03. Obývací	34,15 m <sup>2</sup>
04. Pokoj	11,77 m <sup>2</sup>
05. Pokoj	17,41 m <sup>2</sup>
Užitná plocha bytu 76,99 m <sup>2</sup>	
Podlahová plocha bytu 82,8 m <sup>2</sup>	
06. Balkon	11,06 m <sup>2</sup>



Developed by:  
**VENUS**

Kauza bytu

Schéma podlaží bytu dlemu představa výjele dispozice včetně bytu. Developer si vyhrazuje právo na změny a upřesnění bez předchozího upozornění. Kuchynská linka, nábytek a spotřebiče nejsou součástí dodávky (číslo) jako technické doplňky. Převážně parkování jsou specifikovány ve smlouvě.

Exkluzivní prodejce

svoboda&williams

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