



Apartment One-bedroom (2+kk)

Sold

55.6 m², Beroun, Na Parkáně





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Total area	67 m ²
Floor area*	56 m ²
Terrace	11 m ²
Parking	Parking space at extra cost
Cellar	-
PENB	G
Reference number	37699

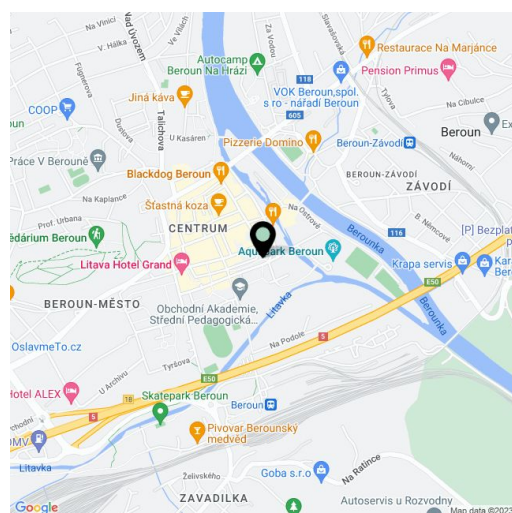
This new high standard apartment, with a terrace and the possibility of buying a parking space, is being built in the premium BERLITA residential project located in a quiet place in the center of Beroun near the main square and several parks, just a few minutes by car or public transport from Prague. 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 overlooking a river**, a bedroom (with access to the terrace), a bathroom, 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 55.6 m², interior 50.17 m², balcony 11.11 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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B.63

Duplex: **2+kk** Plocha bytu: **55,6 m²** Podlah: **6. NP**

01. Chodba	9,85 m ²
02. Komora	1,08 m ²
03. Koupelna	4,48 m ²
04. Obývací	21,48 m ²
05. Pokoj	13,28 m ²
Užitná plocha bytu	50,17 m²
Podlahová plocha bytu	55,6 m²
06. Terasa	11,11 m ²



Developed by:
VENUS

Každá bytů
Schéma podlahy domu představuje dispozici některých bytů. Developer si vyhrazuje právo na změny a upřesnění bez předchozího upozornění. Kuchynská linka, nábytek a spotřebiče nejsou součástí dodávky (súčasť jako technická doplnění). Převážně parkování jsou řešeny dle územního schválení.

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