



Apartment One-bedroom (2+kk)

Sold

64.6 m², Beroun, Na Parkáně





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Total area	71 m ²
Floor area*	65 m ²
Balcony	6 m ²
Parking	Parking space at extra cost
Cellar	-
PENB	G
Reference number	37701

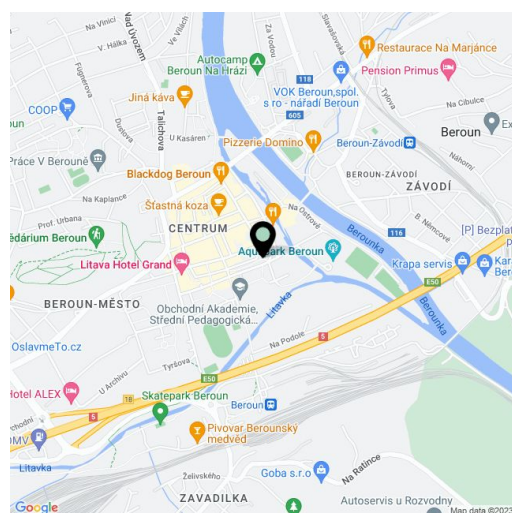
This new high standard apartment, with a balcony and the possibility of buying a parking space, is being built in the premium BERLITA residential project located in a quiet place in the center of Beroun near the main square and several parks, just a few minutes by car or public transport from Prague. 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 overlooking a park**, a bedroom, 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 64.6 m², interior 57.25 m², balcony 6.21 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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C.22

Duplex: 2+kk
Plocha bytu: 64,6 m²
Podlaží: 2. NP

01. Chodba	12,55 m ²
02. Komora	4,88 m ²
03. Koupelna	5,48 m ²
04. Pokoj	13,31 m ²
05. Obývací	21,03 m ²

Užitná plocha bytu	57,25 m ²
Podlahová plocha bytu	64,6 m ²
06. Balkon	6,21 m ²



Developed by:
VENUS

Kauza bytu:
Schéma podlahy a dlemu představuje dispozici klenčí bytu. Developer si vyhrazuje právo na změny a úpravy bez předchozího upozornění. Kautorysá lížka, nábytek a spotřebiče nejsou součástí dodávky (obráz) jako ilustrační doplnění. Přesné parametry jsou specifikovány ve smlouvě.

Exkluzivní prodejce:
svoboda&williams

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