



## Apartment Studio (1+kk)

40 m<sup>2</sup>, Beroun, Na Parkáně

Sold





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Total area	40 m <sup>2</sup>
Parking	Parking space at extra cost
Cellar	-
PENB	B
Reference number	37712

This new high standard semi-residential unit, with 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.

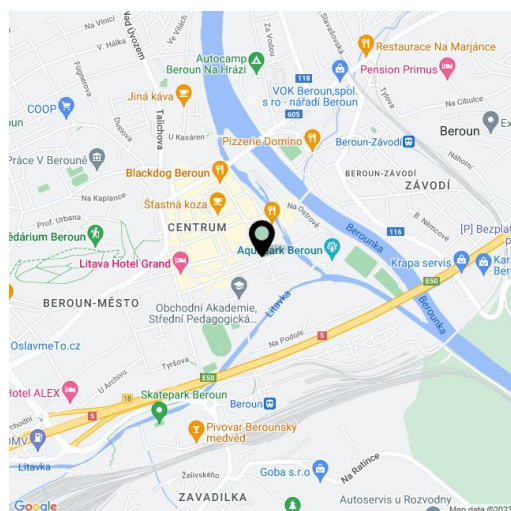
The well-thought-out layout of the unit situated on the 3rd floor consists of a living room with a preparation for a kitchen, a bathroom, and a large entrance hall.

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.

Subject to special legal conditions.

Total floor area 40 m<sup>2</sup>, interior 38.03 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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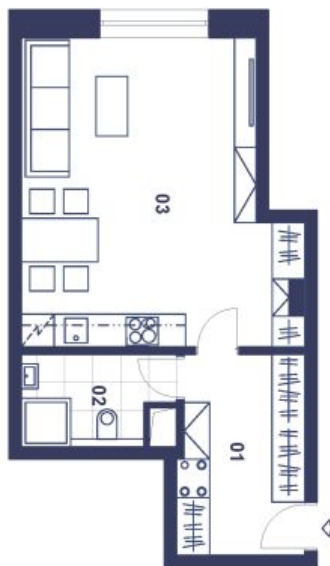
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## B.42

Duplex:	Plocha bytu:	Podlaží:
1-kk	40.0 m <sup>2</sup>	4. NP
01. Chodba		8.12 m <sup>2</sup>
02. Koupelna		4.06 m <sup>2</sup>
03. Obytná		25.85 m <sup>2</sup>
Užitná plocha bytu		38.03 m <sup>2</sup>
Podlahová plocha bytu		40.0 m <sup>2</sup>



Developed by:  
**VENUS**

Kauza bytu

Schéma půdorysu domu představuje dispozici včetně bytů. Developer si vyhrazuje právo na změny a upřesnění bez předchozího upozornění. Kuchynská linka, nábytek a spotřebiče nejsou součástí dodávky (obrázky jako ilustrační doplnění). Převážně parkování jsou řešeny výhradně ve dvoráku.

Exkluzivní prodejce:

svoboda&williams

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