



## 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.

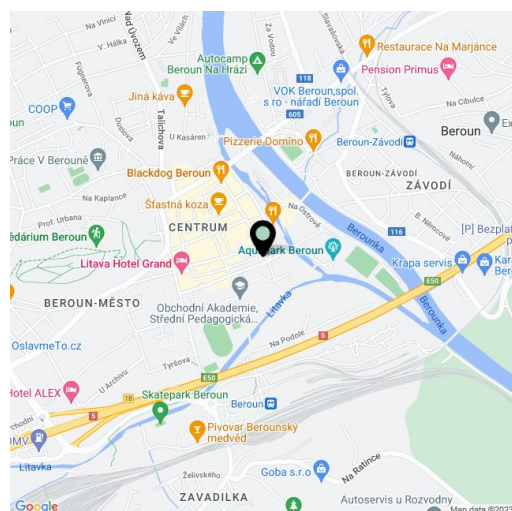
The well-thought-out layout of the unit situated on the 3rd floor consists of a living room with a preparation for a kitchen, a bathroom, and a large entrance hall.

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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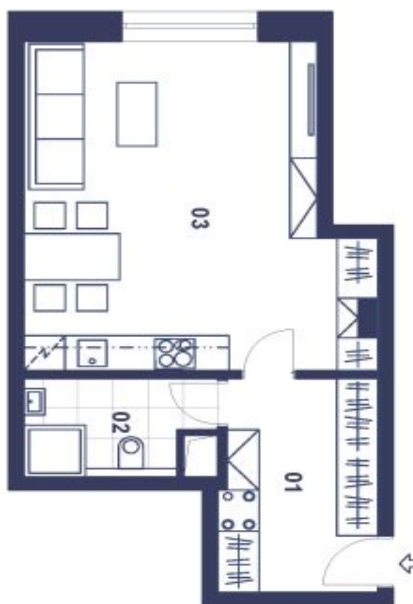
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## B.42

| Dispozice:                   | 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. Obývací                  | 25,85 m <sup>2</sup>       |          |
| <b>Užitná plocha bytu</b>    | <b>38,03 m<sup>2</sup></b> |          |
| <b>Podlahová plocha bytu</b> | <b>40,0 m<sup>2</sup></b>  |          |



Developed by:

**VENUS**

Kata bytu

Schéma podorysu domu představuje dispozici řešení bytu. Developer si vyhrazuje právo na změny a upřesnění bez předchozího upozornění. Kuchynská linka, nábytek a rozbitkové řešení součástí dodávky (stačí jako technická doplnění). Přesné parametry jsou poskytovány ve smlouvě.

Exkluzivní prodejce:

svoboda&williams

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