



## 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	G
Reference number	37713

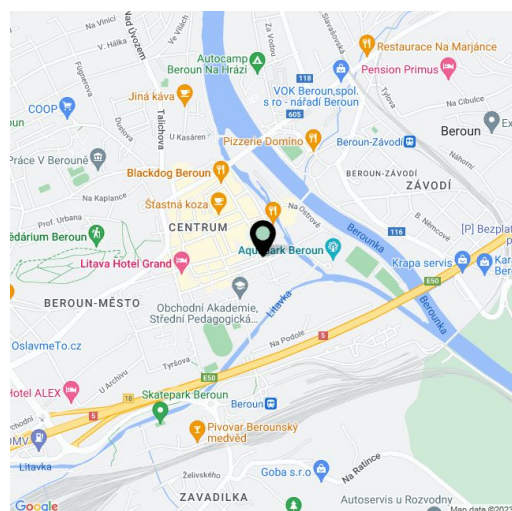
This new high standard studio apartment, with the possibility of buying a parking space, is being built in the premium BERLITA residential project located in a quiet place in the center of Beroun near the main square and several parks, just a few minutes by car or public transport from Prague. The apartment will be move-in ready in the middle of 2022.

The well-thought-out layout of the unit situated on the 2nd 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.

Total floor area 40 m<sup>2</sup>, interior 38.02 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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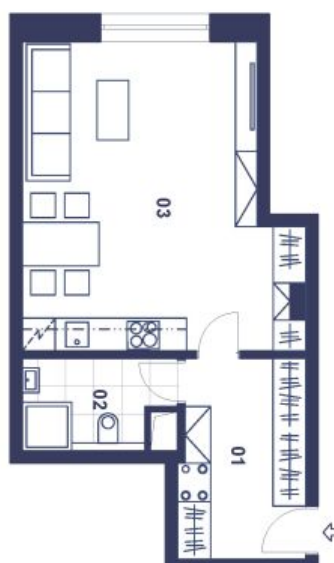


## B.32

Duplex: **1-kk** Plocha bytu: **40.0 m<sup>2</sup>** Podlaží: **3. 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 podlažního domu představuje dispozici katedry bytu. 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**

**CHRISTIE'S**  
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