



## Apartment One-bedroom (2+kk)

Sold

64.8 m<sup>2</sup>, Beroun, Na Parkáně





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Total area	65 m <sup>2</sup>
Parking	Parking space at extra cost
Cellar	-
PENB	G
Reference number	38799

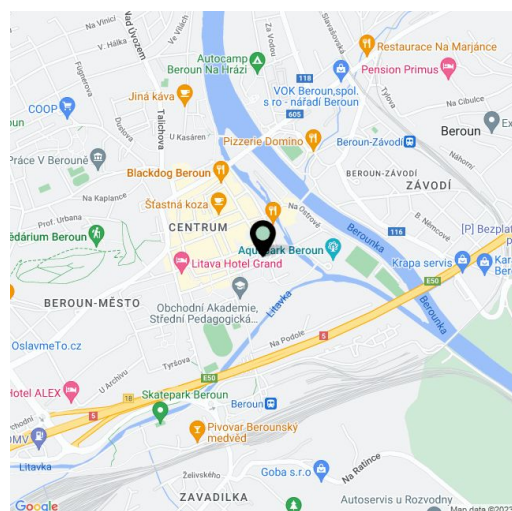
This new high standard apartment, with the possibility of buying a parking space, is being built in the premium BERLITA residential project located in a quiet place in the center of Beroun near the main square and several parks, just a few minutes by car or public transport from Prague. The apartment 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 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 64.8 m<sup>2</sup>, interior 60.62 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.35**

Dispozice: Plocha bytu: Podlaží:  
**2 kk 64,8 m<sup>2</sup> 3. NP**

- 01. Chodba 3,93 m<sup>2</sup>
- 02. Komora 5,25 m<sup>2</sup>
- 03. Koupelna 4,07 m<sup>2</sup>
- 04. Obývací 31,89 m<sup>2</sup>
- 05. Pokoj 15,12 m<sup>2</sup>

Užitná plocha bytu 60,62 m<sup>2</sup>  
 Podlahová plocha bytu 64,8 m<sup>2</sup>



Developed by:  
**VENNUS**

Kata bytu:  
 Schematická polohová mapa představená dispozicí včetně bytu. Developer a výrobce je právo na analýzu a upřesnění bez předchozího sepsání. Kuchynská linka, nábytek a spotřebiče nejsou součástí dodávky (špecifikováno v technické specifikaci). Přesné parametry jsou specifikovány ve smlouvě.

Ekologický partner:  
 svoboda&williams

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