



## Apartment One-bedroom (2+kk)

Sold

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





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Total area	59 m <sup>2</sup>
Parking	Parking space at extra cost
Cellar	-
PENB	G
Reference number	38800

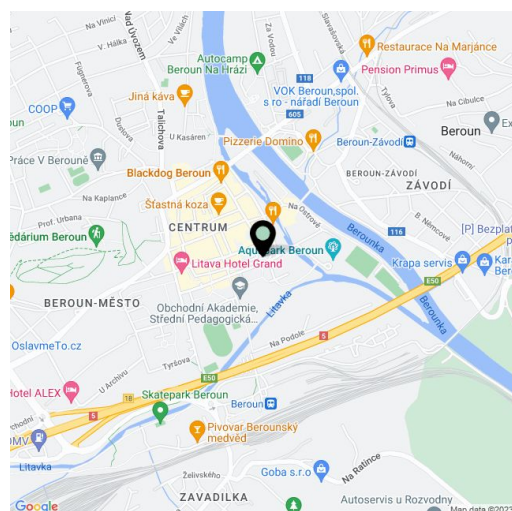
This new high standard apartment, with the possibility of buying a parking space, is being built in the premium BERLITA residential project located in a quiet place in the center of Beroun near the main square and several parks, just a few minutes by car or public transport from Prague. The apartment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

The well-thought-out layout of the unit situated on the 3rd 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 59.1 m<sup>2</sup>, interior 56.45 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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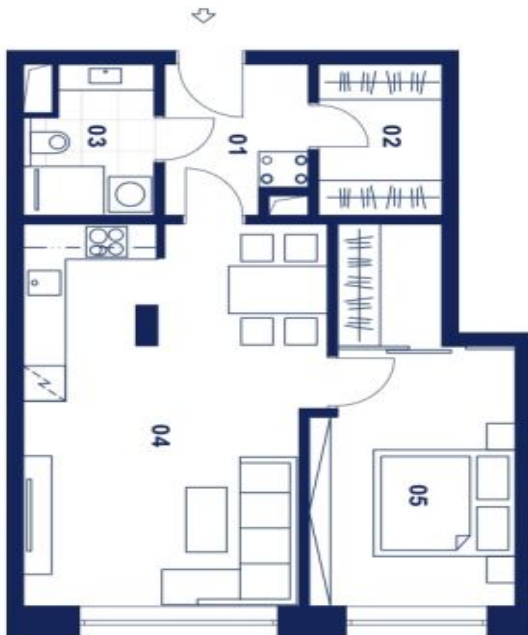


**B.44**

Dispozice: 2+kk  
Podlaží bytu: 4. NP  
Prostředí: 4. NP

- 01. Chodba 4,87 m<sup>2</sup>
- 02. Komora 4,37 m<sup>2</sup>
- 03. Koupelna 4,19 m<sup>2</sup>
- 04. Obývací 26,20 m<sup>2</sup>
- 05. Pokoj 15,20 m<sup>2</sup>

Užitná plocha bytu 56,45 m<sup>2</sup>  
Podlahová plocha bytu 59,1 m<sup>2</sup>



Developed by:

**VENUS**

Karta bytu:

Skemata predstavujú obrázok predstavujú dispozíciu bytu. Developer si vyhradzuje právo na zmeny a upravení bez predchádzajúceho upozornení. Každý náčrt má iba orientačný charakter a nepredstavuje záväzný plán. Plány sú iba orientačné doplnky. Právne parametre súu spracované v súbore.

Exkluzivní prodejce:

svoboda&williams

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