



Apartment One-bedroom (2+kk)

Sold

59.1 m², Beroun, Na Parkáně





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| | |
|------------------|-----------------------------|
| Total area | 59 m ² |
| Parking | Parking space at extra cost |
| Cellar | - |
| PENB | G |
| Reference number | 38995 |

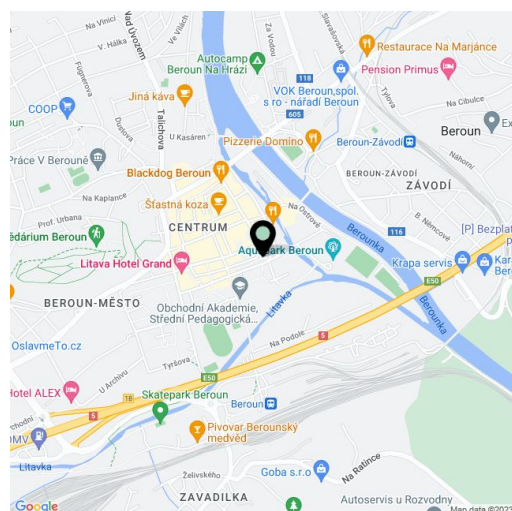
This new high standard apartment with the possibility of buying a parking space, is being built in the premium BERLITA residential project located in a quiet place in the center of Beroun near the main square and several parks, just a few minutes by car or public transport from Prague. The apartment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

The well-thought-out layout of the unit situated on the 4th floor consists of a living room with a **river view** and a preparation for a kitchen, a bedroom, a bathroom, an 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 m², interior 56.45 m².



* 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.54

Dispozice: **2+kk**
 Plocha bytu: **59.1 m²**
 Počet NP: **5.**

- | | |
|--------------|----------------------|
| 01. Chodba | 4.87 m ² |
| 02. Komora | 4.37 m ² |
| 03. Koupelna | 4.19 m ² |
| 04. Obývací | 26.20 m ² |
| 05. Pokoj | 15.20 m ² |

Užitná plocha bytu: **56.45 m²**
 Podlahová plocha bytu: **59.1 m²**



Developer: VENUS

Kauza bytu: Schéma plánu domu, gáblavýpridispozice bytu, Developer si vyhrazuje právo na změny a upřesnění bez předchozího upozornění. Každý plán bytu, nápisů a popisů je nezávislou součástí souboru plánů a není závazným dokumentem. Přesné parametry jsou specifikovány ve smlouvě.

Exkluzivní prodejce: svoboda&williams | CHRISTIE'S

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