



## Apartment One-bedroom (2+kk)

Sold

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





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|                  |                             |
|------------------|-----------------------------|
| Total area       | 60 m <sup>2</sup>           |
| Floor area*      | 54 m <sup>2</sup>           |
| Balcony          | 6 m <sup>2</sup>            |
| Parking          | Parking space at extra cost |
| Cellar           | -                           |
| PENB             | G                           |
| Reference number | 39147                       |

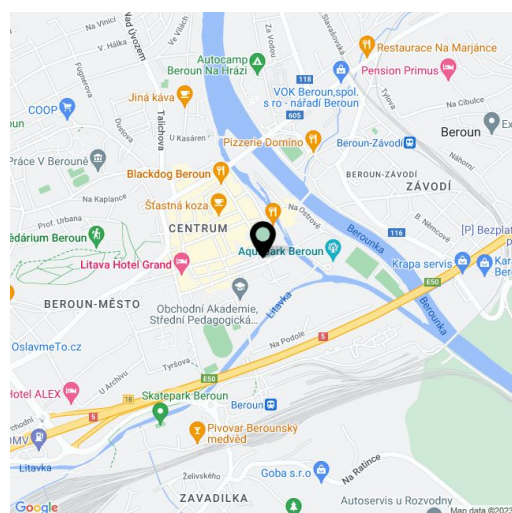
This new high standard apartment, with a balcony and the possibility of buying a parking space, is being built in the premium BERLITA residential project located in a quiet place in the center of Beroun near the main square and several parks, just a few minutes by car or public transport from Prague. 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 preparation for a kitchen and a **glass wall** towards a **balcony overlooking a park**, 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 64.6 m<sup>2</sup>, interior 57.25 m<sup>2</sup>, balcony 6.21 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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**C.52**

Dispozice: **2+kk**    Plocha bytu: **64,6 m<sup>2</sup>**    Podlaží: **5. NP**

|  |                      |
|--|----------------------|
| 01. Chodba                                       | 12,55 m <sup>2</sup> |
| 02. Komora                                       | 4,88 m <sup>2</sup>  |
| 03. Koupelna                                     | 5,48 m <sup>2</sup>  |
| 04. Pokoj  | 13,31 m <sup>2</sup> |
| 05. Obývací                                      | 21,03 m <sup>2</sup> |
| <b>Užitná plocha bytu</b> 57,25 m <sup>2</sup>   |                      |
| <b>Podlahová plocha bytu</b> 64,6 m <sup>2</sup> |                      |
| 06. Balkon                                       | 6,21 m <sup>2</sup>  |



Developed by:

**VENUS**

Kata bytu:

Sčítaná podlahová plocha představuje dispozici kšéání bytu. Developer si vyhradil právo na změny a upřesnění bez předchozího upozornění. Kuchynská linka, nábytek a rozbitkové řešení součástí dodávky (včetně jako technická doplňků). Přesné parametry jsou poskytovány ve výpisu.

Exkluzivní prodejce:

svoboda&williams

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