



Apartment One-bedroom (2+kk)

Sold

54.11 m², Beroun, Na Parkáně





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| | |
|------------------|-----------------------------|
| Total area | 60 m ² |
| Floor area* | 54 m ² |
| Balcony | 6 m ² |
| Parking | Parking space at extra cost |
| Cellar | - |
| PENB | G |
| Reference number | 39502 |

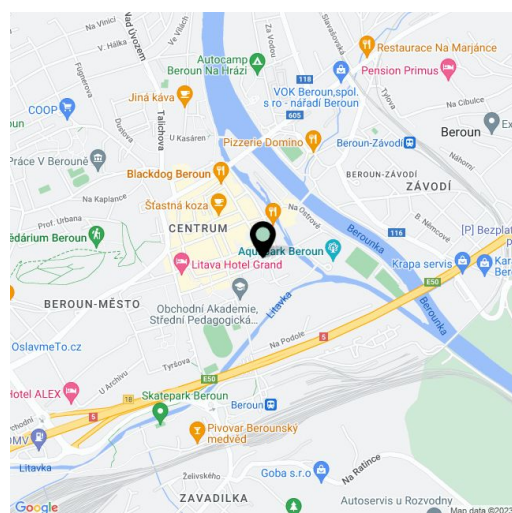
This new high standard apartment with the possibility of buying a parking space, is being built in the premium BERLITA residential project located in a quiet place in the center of Beroun near the main square and several parks, just a few minutes by car or public transport from Prague. The apartment 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 **overlooking a river** 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 m², interior 60.62 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.45

Dispozice: Plocha bytu: Podlaží:

2-kk 64,8 m² 4. NP

- 01. Chodba 3,93 m²
- 02. Komora 5,25 m²
- 03. Koupelna 4,07 m²
- 04. Obývací 31,89 m²
- 05. Pokoj 15,12 m²

Užitná plocha bytu 60,62 m²
Podlahová plocha bytu 64,8 m²



Developed by:

VENUS

Karta bytu:

Štichma pldorrsu dnmu předstváje dpozici íkerý bytu. Developer í vyznáje právo ná změny a upřesnění bez předchozího upozornění. Načtyřská linka, nábývká a spedečie níjsou součástí dodávky (stou) jako ilustráci doperfktí. Pívně páměteý jsou specifkativy ve smlouvě.

Ekakurní prodáváe:

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