



Apartment Three-bedroom (4+kk)

Sold

89.5 m², Beroun, Na Parkáně





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Total area	92 m ²
Floor area*	90 m ²
Balcony	10 m ²
Loggia	2 m ²
Parking	Parking space at extra cost
Cellar	-
PENB	G
Reference number	40387

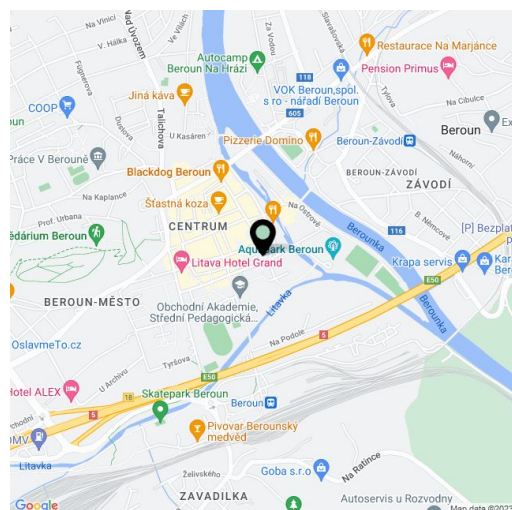
This new high standard apartment, with 2 balconies and the possibility of buying a parking space, is being built in the premium BERLITA residential project located in a quiet place in the center of Beroun near the main square and several parks, just a few minutes by car or public transport from Prague. The apartment will be move-in ready in the middle of 2022.

The well-thought-out layout of the unit situated on the 2nd floor consists of a living room with a preparation for a kitchen and a **glass wall** towards a **southeast-facing balcony** overlooking a park, 3 bedrooms (one with a balcony with a river view), a bathroom, a separate toilet, 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 102.2 m², interior 95.41 m², balconies 10.30 + 2.37 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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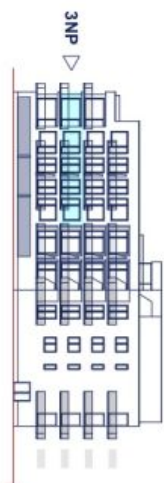
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A.34

Dispozice: **4 kk** Podlahová plocha bytu: **102,2 m²** Podlaží: **3. NP**

01. Chodba	13,55 m ²
02. Komora	4,06 m ²
03. Koupelna	3,03 m ²
04. Koupelna	5,37 m ²
05. Obývací	33,33 m ²
06. Pokoj	11,22 m ²
07. Pokoj	11,26 m ²
08. Pokoj	13,59 m ²
Užitná plocha bytu 95,41 m²	
Podlahová plocha bytu 102,2 m²	
09. Balkon	10,30 m ²
10. Lodiše	2,37 m ²



Developed by: **VENNUS**

Kata bytu: Schéma náčrtu bytu dlemu předloženo je závislé na předání bytu. Developer si vyhrazuje právo na změny a upřesnění bez předchozího upozornění. Každý náčrt bytu, náčrtu a podlaží je pouze orientační a není závazný. (číslo) jako orientační doplněk. Přesné parametry jsou uvedeny v cenové listině.

Exkluzivní prodejce: **svoboda&williams** | **CHRISTIE'S** INTERNATIONAL REAL ESTATE

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