



Apartment Two-bedroom (3+kk)

Rented

104.3 m², Beroun, Na Parkáně





Apartment Two-bedroom (3+kk)

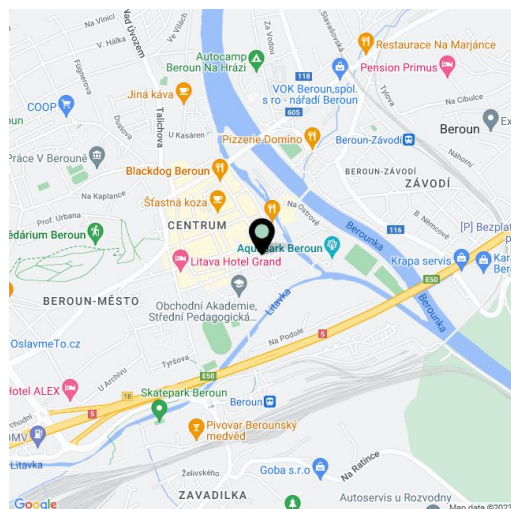
Rented104.3 m², Beroun, Na Parkáně

Total area	114 m ²
Floor area*	104 m ²
Balcony	9 m ²
Parking	Garage parking.
Garage	Yes
Cellar	-
PENB	B
Reference number	44265
Available from	Immediately

This brand new high-standard 2-bedroom 2-bathroom apartment with a south-facing balcony and parking is part of the premium BERLITA residential project located in a quiet place in the center of Beroun near the main square and several parks, just 15 minutes by car or public transport from Prague. The project offers housing in a pleasant, quiet location in the immediate vicinity of a winter stadium, water park, indoor pool, gym, football field, tennis hall, squash court, bowling, bike trails, and more. Full amenities and services, and Husovo Square with traditional markets are within easy reach. A bus stop and a train station with links to Prague are a 9-minute walk from the building. The city is surrounded by hills and forests, and popular tourist destinations include Karlštejn Castle, the Koněpruské Caves, and the area surrounding the flooded "America" quarry. Thanks to its location by the D5 highway, driving to Prague Zličín takes only 15 minutes, and to Pilsen about 45 minutes.

The interior features a spacious living room with a fully fitted open plan kitchen and **balcony** offering green views, a master bedroom with an ensuite bathroom (walk-in shower, toilet), a second bedroom, a family bathroom (bathtub, toilet), a large **walk-in closet**, and an entrance hall with built-in wardrobes.

Green views, heat recovery ventilation, laminate floating floors, tiles, large-format plastic six-chamber windows with insulated triple-glazed panes, security entry door, automatic blinds (balcony), high-level noise insulation, central heating, dishwasher, microwave oven, video entry phone. A **garage parking space is included. Monthly deposit for service charges, water, heating, and garage maintenance: CZK 6,000. Electricity is billed separately.**



* 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.



Apartment Two-bedroom (3+kk)

104.3 m², Beroun, Na Parkáně

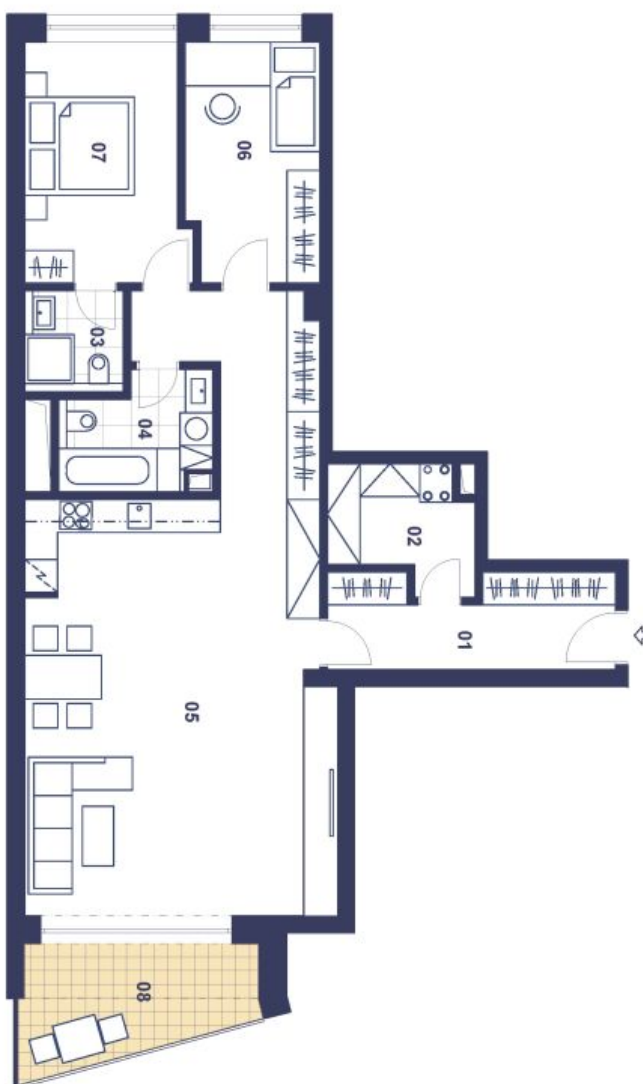
Rented



B.21

Dispozice: **3+kk** Plocha bytu: **104.3 m²** Podlahi: **2. NP**

01.	Chodba	8,61 m ²
02.	Komora	5,32 m ²
03.	Koupelna	2,98 m ²
04.	Koupelna	5,26 m ²
05.	Obyvatk	52,18 m ²
06.	Podkoi	10,66 m ²
07.	Podkoi	12,84 m ²
Užitná plocha bytu		97,85 m ²
Podlahová plocha bytu		104,3 m ²
08.	Balkon	9,32 m ²



Developed by:
VENUS

Kauza bytu

Schéma podlahy domu představuje dispozici některých bytů. Developer si vyhrazuje právo na změny a úpravy bez předchozího upozornění. Kvalitní práce, nábytek a spotřebiče nejsou součástí dodávky (s výjimkou kuchyňské linky). Přesné parametry jsou specifikovány ve smlouvě.

Exkluzivní prodejce

svoboda&williams

CHRISTIE'S INTERNATIONAL REAL ESTATE

Na Kavčích 2, 110 00 Praha 1, +420 257 328 281, +420 257 322 032, info@svoboda-williams.com

www.berlita.cz