



## Apartment Two-bedroom (3+kk)

Rented

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





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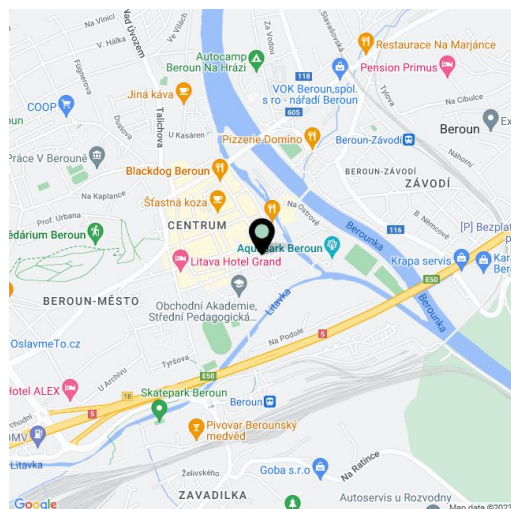
104.3 m<sup>2</sup>, Beroun, Na Parkáně

Total area	114 m <sup>2</sup>
Floor area*	104 m <sup>2</sup>
Balcony	9 m <sup>2</sup>
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.



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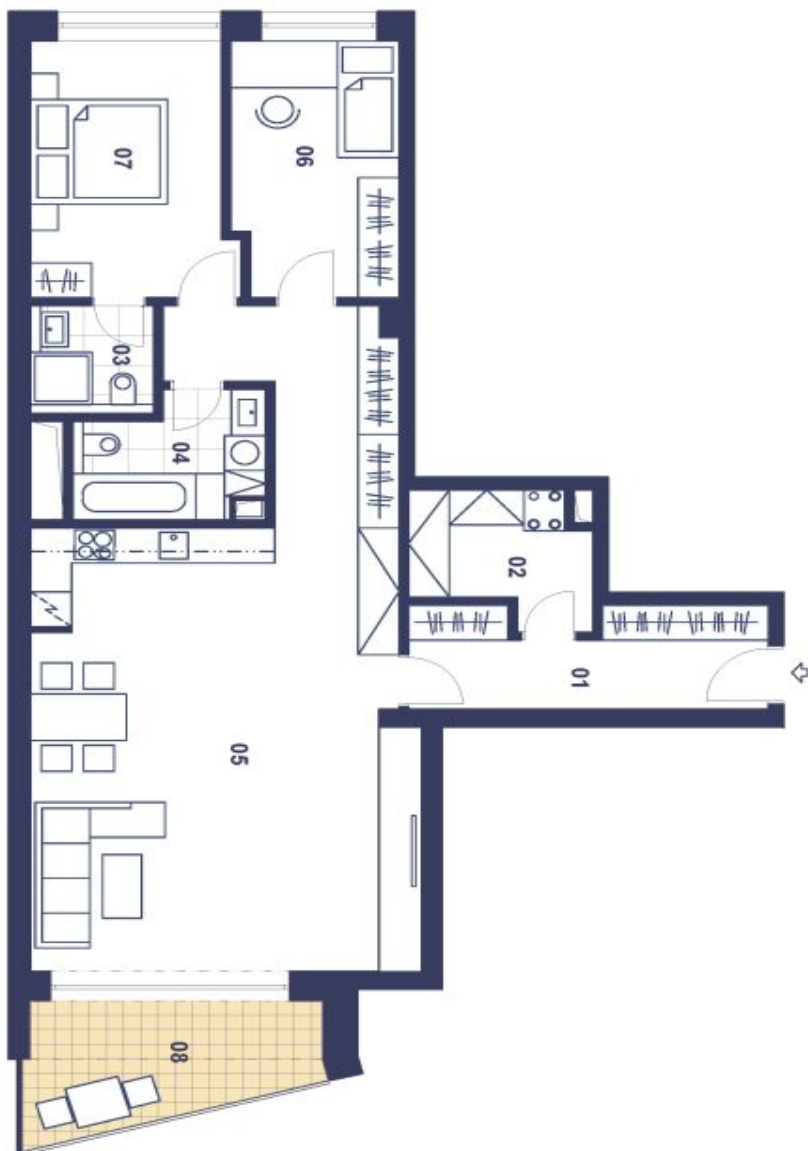


**B.21**

Dispozice: **3+kk**  
 Plocha bytu: **104.3 m<sup>2</sup>**  
 Podlaží: **2. NP**

- 01. Chodba 8,61 m<sup>2</sup>
- 02. Komora 5,32 m<sup>2</sup>
- 03. Koupelna 2,98 m<sup>2</sup>
- 04. Koupelna 5,26 m<sup>2</sup>
- 05. Obývací 52,18 m<sup>2</sup>
- 06. Pokoj 10,66 m<sup>2</sup>
- 07. Pokoj 12,84 m<sup>2</sup>

Užitná plocha bytu 97,85 m<sup>2</sup>  
 Podlahová plocha bytu 104,3 m<sup>2</sup>  
 08. Balkon 9,32 m<sup>2</sup>



Developed by:

**VENUS**

Kata bytu

Sčkina podrobný deník představuje dostupný řešení bytu. Developer si vyhrazuje právo na změny a upřesnění bez předchozího upozornění. Kuchynská linka, nábytek a rozbitkové řešení součástí dodávky (stačí jako ilustrační doplnění). Přesné parametry jsou poskytovány ve výpisu.

Exkluzivní prodejce:

svoboda&williams

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