



Apartment Two-bedroom (3+kk)

Sold

104.3 m², Beroun, Beroun, Na Parkáně





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Total area	114 m ²
Floor area*	104 m ²
Balcony	9 m ²
Parking	1 garage parking space
Garage	Yes
Cellar	-
PENB	B
Reference number	103840

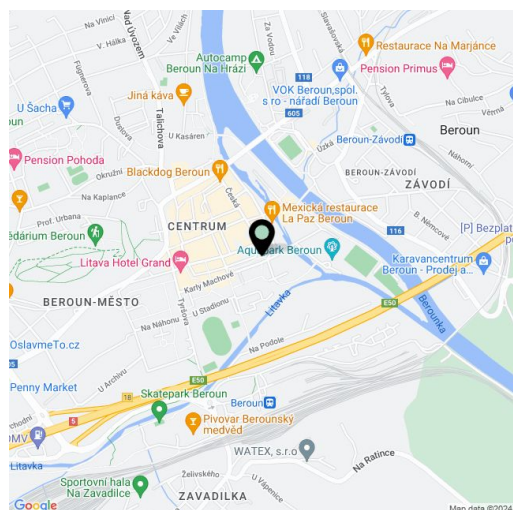
This new, bright apartment with a balcony and a garage is located in the BERLITA premium residential project, situated in a nice place in the very center of the royal city of Beroun. The city is surrounded by beautiful nature, yet it is only a few minutes away from the edge of the capital by car or public transport.

The well-thought-out layout of the 3rd floor apartment consists of a more than **50-meter living room** with a preparation for a kitchen, 2 bedrooms, 2 bathrooms, a large entrance hall, and a storage room. The living room is connected by a glass wall to a **south-facing balcony** with views of the forested hills of the **Český karst protected area**.

The residence was approved in June 2022. Facilities include a floating laminate floors, large-format plastic six-chamber windows with **insulating triple glazing**, increased noise insulation and a preparation for exterior window blinds, as well as a **recuperation unit** for automatic provision of **fresh air**, fire safety entrance doors (class. 4), and a **video intercom**. Heating is by radiators with thermostatic heads (heated towel rail in the bathrooms) and central heat distribution from the heat exchanger station. The purchase price includes **1 garage space**.

The project was built in the immediate vicinity of the confluence of the **Berounka and Litavka rivers**, right next to the walls that surround the **historic core of the city**. A winter stadium, **water park**, gym, football field, or tennis hall are nearby. There are **bike paths** in the vicinity, shops including a supermarket, a pharmacy and **Hus Square** with **traditional markets** are within easy reach. The bus stop and train station, with connections to Prague, are within a 10-minute walk from the building. Thanks to the strategic location of the city on the D5 highway, the journey by car to Prague is very quick, it takes about 45 minutes to Pilsen, and less than an hour and a half to the German border. Beroun is surrounded by forests on all sides, and popular excursion destinations include **Karlštejn Castle**, the **Koněpruské Caves** or the surroundings of the **flooded Amerika quarry**.

Floor area 104.3 m², balcony 9.32 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.41

Dispozice: 3 kk
Plocha bytu: 104,3 m²
Podlaží: 4. 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. Obývací	52,18 m ²
06. Pokoj	10,66 m ²
07. Pokoj	12,84 m ²
Užitná plocha bytu	
97,85 m ²	
Podlahová plocha bytu	
104,3 m ²	
08. Balkon	9,32 m ²

