



Apartment Three-bedroom (4+kk)

Sold

101.37 m², Beroun, Na Parkáně





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| | |
|------------------|-----------------------------|
| Total area | 123 m ² |
| Floor area* | 101 m ² |
| Balcony | 22 m ² |
| Parking | Parking space at extra cost |
| Cellar | - |
| PENB | G |
| Reference number | 37271 |

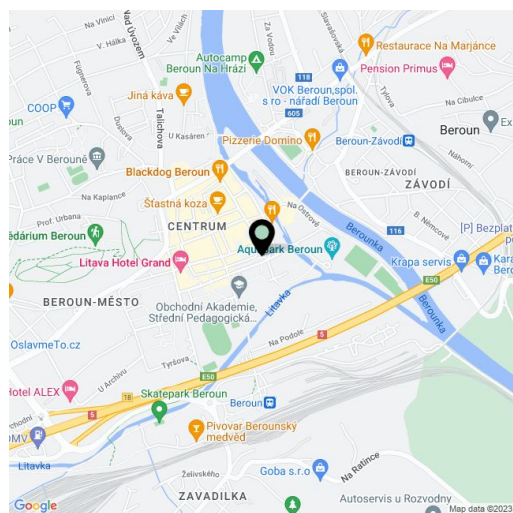
This new high standard apartment, with a large balcony and the possibility of buying a parking space, is being built in the premium BERLITA residential project located in a quiet place in the center of Beroun near the main square and several parks, just a few minutes by car or public transport from Prague.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

The well-thought-out layout of the unit situated on the 1st floor consists of a living room with a preparation for a kitchen and a **glass wall** towards a **south-facing balcony** overlooking a park, 3 bedrooms, 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 101.4 m², interior 94.40 m², balcony 21.63 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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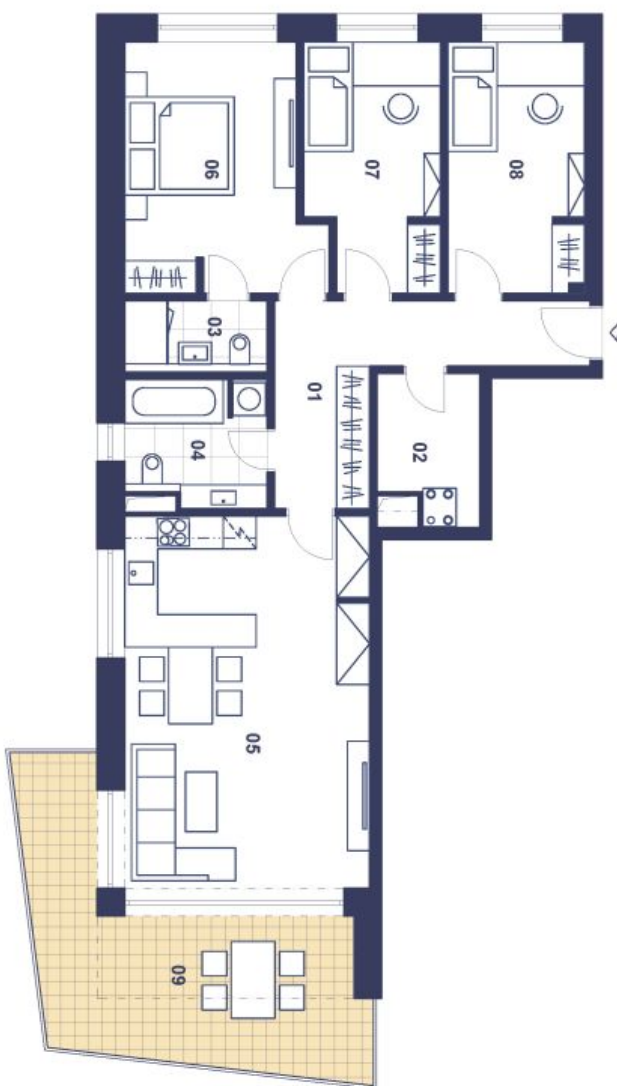
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Duplex: **4+kk** Plocha bytu: **101,4 m²** Podlaží: **2. NP**

| | | |
|-----------------------|----------|----------------------|
| 01. | Chodba | 11,35 m ² |
| 02. | Komora | 4,69 m ² |
| 03. | Koupelna | 3,06 m ² |
| 04. | Koupelna | 5,71 m ² |
| 05. | Obývací | 31,77 m ² |
| 06. | Pokoj | 15,46 m ² |
| 07. | Pokoj | 10,70 m ² |
| 08. | Pokoj | 11,66 m ² |
| Užitná plocha bytu | | 94,40 m ² |
| Podlahová plocha bytu | | 101,4 m ² |
| 09. | Balkon | 21,63 m ² |



Developed by:
VENUS

Kauza bytu

Schéma půdorysu domu představuje dispozici některých bytů. Developer si vyhrazuje právo na změny a upřesnění bez předchozího upozornění. Kvalitativní lízka, nábytek a spotřebiče nejsou součástí dodávky (obrázky jako ilustrační doplnění). Přesné parametry jsou specifikovány ve smlouvě.

Exkluzivní prodejce:

svoboda&williams

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