



## Apartment One-bedroom (2+kk)

€ 163 355 | CZK 4 109 200

49 m², Beroun





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Total area	59 m²
Floor area*	49 m²
Balcony	10 m²
Parking	2 outdoor parking spaces
Cellar	-
PENB	B
Reference number	30994

\* 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.

Modern 1-bedroom apartment with a southwest-facing balcony in an attractive location just a few minutes' walk from the Beroun city center and within easy reach of the beautiful countryside of PLA Křivoklátsko and Český Kras. The newly emerging residential building will benefit from advantages of a fast-developing city surrounded by forests and many natural and historical sites, as well as the easy accessibility to Prague and Pilsen.

The layout of this 3rd floor apartment consists of a living room with preparation for kitchen, dining area and a balcony access, a bedroom with en-suite bathroom, a pantry, and an entrance hall.

The equipment includes floating laminate flooring with white skirting boards, ceramic tiles, floor tiles and oil painting, windows with double glazing and preparation for outdoor blinds, fire safety entrance doors, smoke detectors and home phone. The purchase price includes **2 outdoor parking spaces**.

Beroun offers excellent transport links to Prague (40 minutes by train, 20 minutes by car to the nearest metro station), excellent amenities and endless opportunities for active recreation and relaxation. **The city is surrounded by forests, castles, ruins and other excursion sites** in nearby PLA Křivoklátsko, Český kras, Kalrštejn and Koněprusy caves. **Three golf courses nearby** - Beroun Golf Resort, Botanica and Albatross, a member of the European Tour Destination. The site offers a nursery, primary and secondary schools, restaurants, a water park, a modern sports center with a climbing wall and other services.

Interior 58.5 m², balcony 9.7 m².

In addition to regular property viewings, we also offer **real time video viewings** via WhatsApp, FaceTime, Messenger, Skype, and other apps.