



## Apartment Studio (1+kk)

40 m², Beroun, Na Parkáně

**Sold**





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Total area	40 m²
Parking	Parking space at extra cost
Cellar	-
PENB	G
Reference number	37714

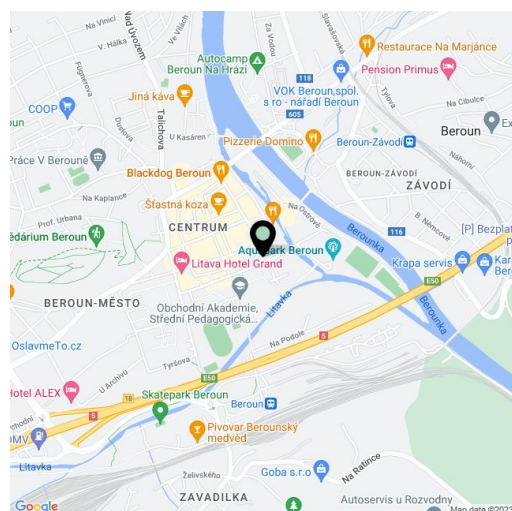
This new high standard studio apartment, with the possibility of buying a parking space, is being built in the premium BERLITA residential project located in a quiet place in the center of Beroun near the main square and several parks, just a few minutes by car or public transport from Prague. The apartment 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, a bathroom, and a large entrance hall.

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 40 m², interior 38.03 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.22

Duplex:	Plocha bytu:	Podlaží:
1+kk	40.0 m²	2. NP
01. Chodba	8.12 m²	
02. Kuchyně	4.06 m²	
03. Obytná	25.85 m²	
Užitná plocha bytu		38.03 m²
Podlahová plocha bytu		40.0 m²



Developed by:  
**VENUS**

Kauza bytu

Schéma půdorysu domu představuje dispozici všech bytů. Developer si vyhrazuje právo na změny a upřesnění bez předchozího upozornění. Kuchynská linka, nábytek a spotřebiče nejsou součástí dodávky (bude) jako technická doplňky. Převzetí jednotky jsou specifikovány ve smlouvě.

Exkluzivní prodejce:

svoboda&williams

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