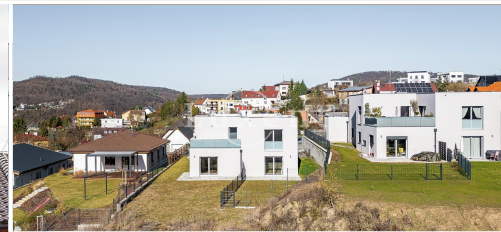




## Sale of an exclusive apartment 4+kt/3T/G, 185 sqm, Beroun



🏠 185 m<sup>2</sup> 📄 Větrná, Beroun, Beroun-Závodí, Central Bohemia 📁 Sold



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

**Emil Kasarda**

kasarda@luxent.cz

+420 723 255 255

Order number	<b>N6841</b>	Price	<b>Sold</b>
Address	<b>Větrná, Beroun, Beroun-Závodí, Central Bohemia</b>	Type	<b>Apartments</b>
Disposition	<b>4 + kitchenette</b>	Usable area	<b>185 m<sup>2</sup></b>
Offer status	<b>Sold</b>	Low energy	<b>No</b>
Energy performance of the building	<b>B - Very economical</b>	Floor	<b>1st floor</b>
Device	<b>No</b>	Garage	<b>1</b>
Terrace	<b>47 m<sup>2</sup></b>		

## About real estate

We offer for sale a spacious apartment 4+kt with the comfort of a family house, which extends over the entire second floor of a recently completed and approved low-energy villa standing in Beroun-Závodí. The house is situated on a hill and boasts beautiful views.

The floor area is 138 sqm and three terraces total 46.7 sqm (30.9 sqm, 14.8 sqm and 1 sqm). The layout of the apartment offers a large entrance hall from which one enters the spacious living room with a total area of (45 sqm) with preparation for the kitchen and with access to the main terrace (30.9 m<sup>2</sup>), which on warm days becomes an ideal place for outdoor dining and spending time together with family and friends. In addition, the master bedroom with en-suite bathroom equipped with bath and toilet. The bedroom also has direct access to the main terrace, which has a SW orientation.

The unit also has two more large rooms with entrance from the entrance hall. Each of the rooms has a separate exit to the terraces with a western orientation. The main bathroom is equipped with a large walk-in shower, washbasin and connection for a washing machine and dryer. There is also a separate toilet and utility room. The large windows in the living room and the main terrace with SW orientation provide panoramic views of the greenery.

Looselay Longboard weighted vinyl tiles are laid on the floors in all rooms and the entrance hall. The bathroom and toilet floors are fitted with large format tiles with individually controlled underfloor heating. All windows and balcony doors are quality plastic with triple glazing and are additionally fitted with external aluminium blinds with electric controls. The interior doors are Sapeli.

Part of the internal equipment is an internal telephone for remote control of the entrance gate from the street, there are also internal data cables to individual rooms and cable distribution to the security system in the apartment, there is also a smoke detector. Heating is provided by an economical condensing gas boiler located in a separate utility room with an external equithermal sensor for comfort operation and a digital heating system controller. All radiators are fitted with thermostatic controls.

For parking there is a separate garage with remote controlled garage door and a second parking space.

All three apartments in the villa have separate entrances to the house, providing their residents with complete privacy and the feeling of living in their own home.

The new development is located about a four-minute drive from the historic core of Beroun and two minutes from the kindergarten and primary school. Within a short driving distance there is also a gymnasium, medical services, an aquapark, an ice rink or a golf club. It is a very fast way to the metropolis, the P+R Zličín parking lot is 15 minutes away. The advantage of living in Beroun is also the surrounding nature, close to both the Czech Karst Protected Landscape Area and the Křivoklátsko Protected Landscape Area.

Let yourself be enchanted by the combination of modern living and harmony with nature that this apartment offers.

We look forward to your visit and we believe that you will feel at home here.

For more information, please contact us.