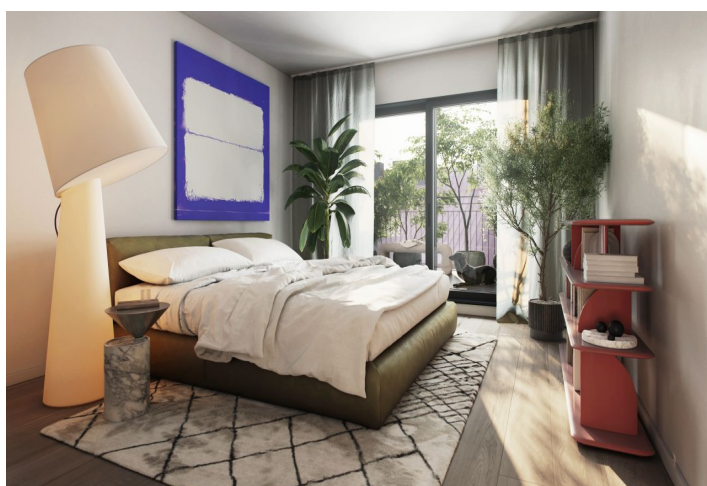




Apartment Two-bedroom (3+kk)

€ 636 706 | CZK 15 733 000

96.43 m², Prague 3, Žižkov, Biskupcova





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Total area	106 m²
Floor area*	96 m²
Loggia	10 m²
Parking	-
Cellar	-
PENB	G
Reference number	43623

A completely new apartment with 2 terraces, finished to a high standard, is part of a residential project involving the complete revitalization of a corner apartment building from the early 20th century. The location of upper Žižkov offers proximity to both greenery and the city center, and thanks to dynamic development, the range of services in the area is also expanding. Completion is scheduled by the end of 2024.

The layout of the apartment on the 6th floor comprises a living room with kitchen and access to the **terrace**, 1 smaller and 1 larger bedroom with access to the **terrace**, a bathroom, a separate toilet and entrance hall.

High-standard features include four-layered oak floors by Boen, large-format tiles in bathrooms by La Futura, premium sanitary ware from Ideal Standard, Kaldewei, and Hüppe brands, entrance and interior doors by Sapeli, underfloor heating and air conditioning. Heating will be provided by De Dietrich gas condensing boiler. A significant added value comes from large format windows with anthracite plastic-aluminum frames and external blinds. The building will have a new facade, renovated common areas, and an **elevator** serving the floors.

The project is situated on a side one-way street lined with mature trees in the vibrant area of upper Žižkov, near parks such as Vítkov and Parukářka. Another large park will be created alongside a new district in the former Žižkov freight station area. Due to the new residential development, the range of services in the vicinity will significantly expand. Currently, there are numerous locally-owned businesses in the area, with the popular **Aero art cinema** located almost beneath the residence's windows. Nearby are nurseries, elementary and high schools, as well as a sports complex with an **indoor pool and outdoor swimming pool**. Quick connections to the city center are provided by numerous tram lines, with a journey to Wenceslas Square taking just 15 minutes. Even faster access is available to Želivského or Palmovka metro stations.

Floor area 96.43 m², terraces 4,83 + 4.79 m².

For more information, please visit the project website www.biskupcova27.cz

* 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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* Podlahová plocha bytu je vypočítána v souladu s Místním úřadem v Praze, a to při podlahové ploše všech místností bytu včetně podlahové plochy všech solných nočních i denních kůček, kuchyňské linky a podlahy. Podlahová plocha bytu je vypočítána v souladu s Místním úřadem v Praze, a to při podlahové ploše všech místností bytu včetně podlahové plochy všech solných nočních i denních kůček, kuchyňské linky a podlahy. Podlahová plocha bytu je vypočítána v souladu s Místním úřadem v Praze, a to při podlahové ploše všech místností bytu včetně podlahové plochy všech solných nočních i denních kůček, kuchyňské linky a podlahy.

BISKUPCOVA
27

Byt 703
3+kk | 7. NP

1	Vstupní hala	8,91 m²
2	WC	3,41 m²
3	Koupelna	5,20 m²
4	Obývací pokoj s kuchyní	38,06 m²
5	Ložnice	17,55 m²
6	Ložnice	16,51 m²

Užitná plocha	89,65 m²
Podlahová plocha	96,43 m²

7	Ložnice	4,83 m²
8	Ložnice	4,79 m²

Celková plocha	106,05 m²
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EXKLUZIVNÍ ZASTOUPENÍ
svoboda&williams | CHRISTIE'S
INTERNATIONAL REAL ESTATE

Na Zátorce 1, 160 00, Praha 6
+420 724 551 238
biskupcovaz7.cz info@biskupcovaz7.cz