



## Apartment One-bedroom (2+kk)

€ 463 000 | CZK 11 700 000

70.98 m<sup>2</sup>, Prague 3, Žižkov, Biskupcova





## Apartment One-bedroom (2+kk)

€ 463 000 | CZK 11 700 000

70.98 m<sup>2</sup>, Prague 3, Žižkov, Biskupcova

Total area	72 m <sup>2</sup>
Floor area*	71 m <sup>2</sup>
Balcony	1 m <sup>2</sup>
Parking	-
Cellar	-
PENB	B
Reference number	43620

A completely new apartment with a balcony, 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.

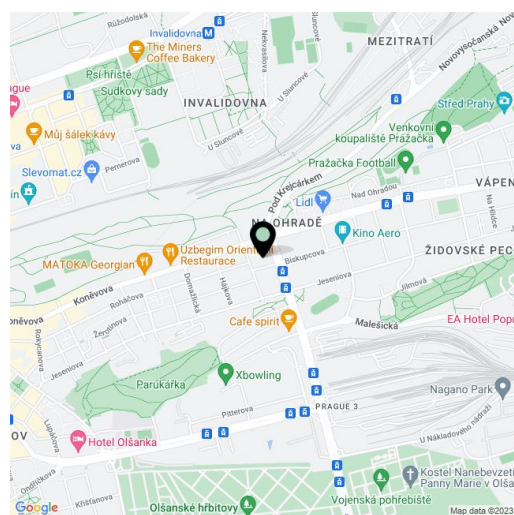
The layout of the apartment on the 6th floor comprises a living room with kitchen and a **east-facing balcony**, 1 bedroom, bathroom, **walk-in wardrobe** and entrance hall.

**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 70.98 m<sup>2</sup>, balcony 1.44 m<sup>2</sup>.

For more information, please visit the project website [www.biskupcova27.cz](http://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.





# Apartment One-bedroom (2+kk)

€ 463 000 | CZK 11 700 000

70.98 m<sup>2</sup>, Prague 3, Žižkov, Biskupcova



\* Podlahová plocha bytu je vypočítána v souladu s Místním úřadím, úřadím č. 386/2013 Sp. a tvoří ji podlahová plocha všech místností bytu včetně podlahové plochy všech solidních neoprávněných i neoprávněných konstrukcí uvnitř bytu. Dle výkresu projektu Biskupcova 27 a1 vypracované právo na změny. Vyznačené zařízení (např. nábytek, kuchyňská linka apod.) jímto uvedením standardy není součástí dodávky a má pouze ilustrační charakter.

## BISKUPCOVA 27

### Byt 701 2+kk | 7. NP

1	Vstupní hala	6,07 m <sup>2</sup>
2	Koupelna	7,08 m <sup>2</sup>
3	Obývací pokoj s kuchyní	28,03 m <sup>2</sup>
4	Šatna	5,26 m <sup>2</sup>
5	Ložnice	22,26 m <sup>2</sup>

Užitná plocha 68,70 m<sup>2</sup>  
Podlahová plocha 70,98 m<sup>2</sup>

6 Balkon 1,44 m<sup>2</sup>

Celková plocha 72,42 m<sup>2</sup>

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