



## Apartment One-bedroom (2+kk)

€ 532 191 | CZK 13 350 000

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





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|                  |                   |
|------------------|-------------------|
| Total area       | 84 m <sup>2</sup> |
| Floor area*      | 73 m <sup>2</sup> |
| Loggia           | 10 m <sup>2</sup> |
| Parking          | -                 |
| Cellar           | -                 |
| PENB             | B                 |
| Reference number | 43624             |

A completely new apartment with 2 loggias, 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 February 2025.

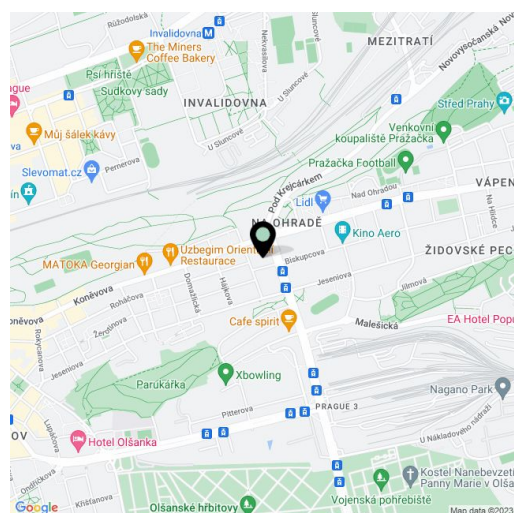
The layout of the apartment on the 6th floor comprises a living room with kitchen and a **south-facing loggia**, 1 bedroom, a bathroom, a separate toilet, and entrance hall with access to **the second loggia**.

**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 73.4 m<sup>2</sup>, loggias 5.24 + 5.25 m<sup>2</sup>.

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



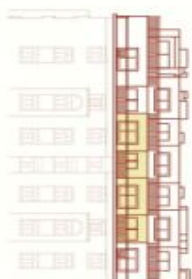
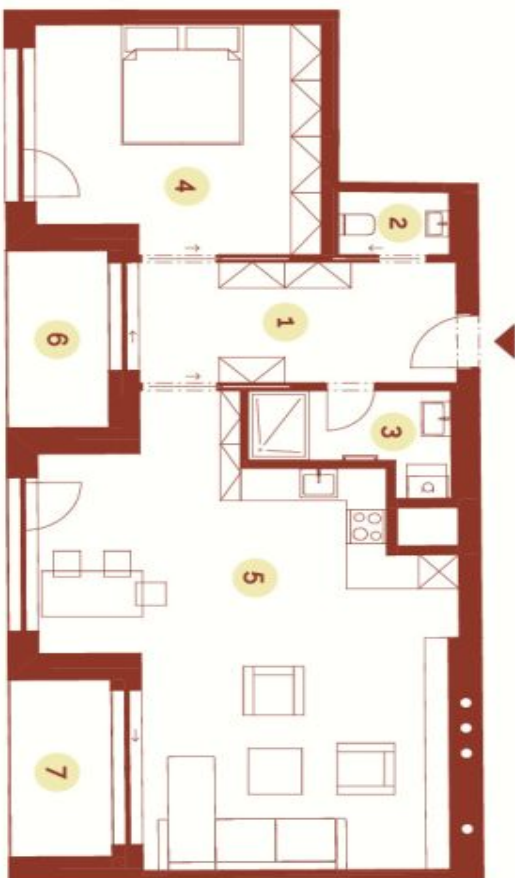
\* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



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Biskupcova



\* Podlahová plocha bytu je vypočtena v souladu s Nařízením vlády č. 386/2013 Sb. a tvoří ji podlahová plocha všech místností bytu včetně půdního prostoru všech světlých místností i menších technických užití bytu. Developer pro objekt Biskupcova 27 si vyřazuje právo na změny. Vzhledem k zařazení bytu v nábytko, kuchyňská linka apod.) mimo uvedené standardy, není součástí dodávky a má pouze ilustrační charakter.

# BISKUPCOVA 27

## Byt 704 2+kk | 7. NP

|   |                         |                      |
|---|-------------------------|----------------------|
| 1 | Vstupní hala            | 10,10 m <sup>2</sup> |
| 2 | WC                      | 1,88 m <sup>2</sup>  |
| 3 | Koupelna                | 4,24 m <sup>2</sup>  |
| 4 | Ložnice                 | 16,54 m <sup>2</sup> |
| 5 | Obývací pokoj s kuchyní | 38,83 m <sup>2</sup> |

Užitná plocha 71,59 m<sup>2</sup>

Podlahová plocha 73,40 m<sup>2</sup>

|   |        |                     |
|---|--------|---------------------|
| 6 | Lodžie | 5,24 m <sup>2</sup> |
| 7 | Lodžie | 5,25 m <sup>2</sup> |

Celková plocha 83,89 m<sup>2</sup>

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