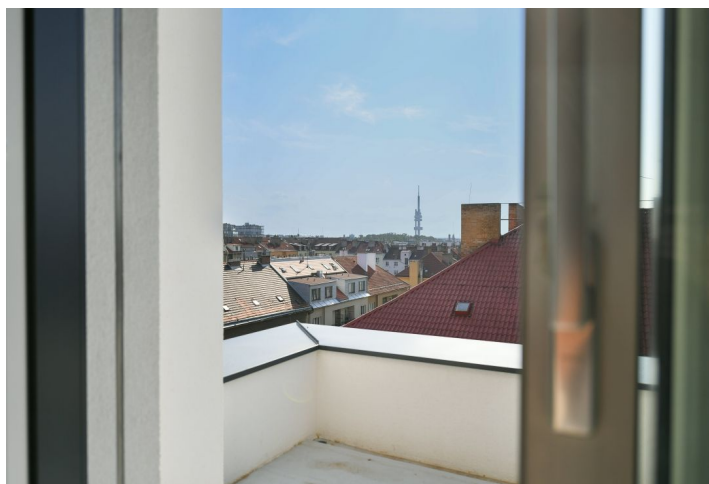




Apartment One-bedroom (2+kk)

Sold

61.4 m², Prague 3, Žižkov, Biskupcova





Apartment One-bedroom (2+kk)

Sold61.4 m², Prague 3, Žižkov, Biskupcova

Total area	71 m ²
Floor area*	61 m ²
Balcony	2 m ²
Terrace	8 m ²
Parking	-
Cellar	-
PENB	G
Reference number	43627

This new apartment with a terrace and a balcony, finished to a high standard, is located on the top, 7th floor of a residential project, which was created by 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 apartment consists of a living room with preparation for the kitchen, 1 bedroom, a bathroom (with a bathtub) and an entrance hall. In the living room is the entrance to the **east-facing balcony** towards the courtyard, and in the bedroom is the **west-facing terrace** towards the unfrequented side street.

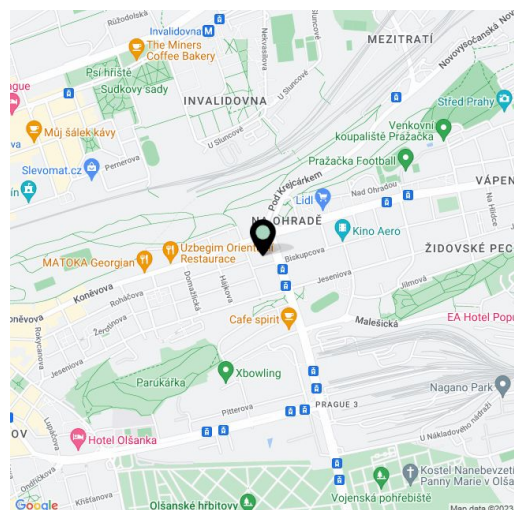
High-standard features include four-layered oak floors by Boen DesignWood, large-format tiles in bathrooms by **La Futura**, premium sanitary ware, entrance and interior doors by **Sapeli**, **underfloor heating and air conditioning**. A significant added value comes from **large format windows** with anthracite plastic-aluminum frames and **external blinds**. Heating will be provided by De Dietrich gas condensing boiler. 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. 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**. Due to the new residential development, the range of services in the vicinity will significantly expand. 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 61.4 m², terrace 7.64 m², balcony 1.97 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 vypočtena v souladu s Nařízením vlády č. 316/2013 Sb. a tvoří ji podlahová plocha všech místností bytu včetně půdního prostoru všech světlých místností i menších korunních úvratí bytu. Developer pro objekt Biskupcova 27 si vyřadil právo na změny. Vzhled včetně zařízení (např. nábytek, kuchyňská linka apod.) mimo uvedené standardy není součástí dodávky a má pouze ilustrativní charakter.

BISKUPCOVA 27

Byt 801 2+kk | 8. NP

1	Vstupní hala	6,23 m ²
2	Koupelna	6,78 m ²
3	Obývací pokoj s kuchyní	27,67 m ²
4	Ložnice	18,26 m ²

Užitná plocha 58,94 m²

Podlahová plocha 61,40 m²

5	Terasa	7,64 m ²
6	Balkón	1,97 m ²

Celková plocha 71,01 m²

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