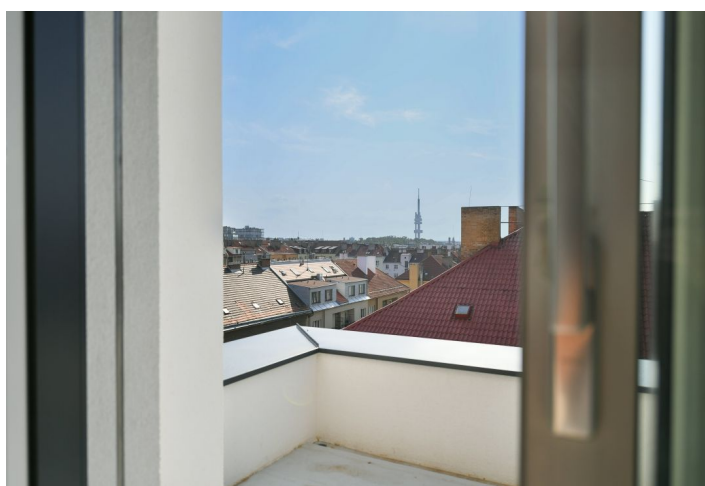




Apartment Studio (1+kk)

€ 378 712 | CZK 9 500 000

52.7 m², Prague 3, Žižkov, Biskupcova





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52.7 m², Prague 3, Žižkov, Biskupcova

€ 378 712 | CZK 9 500 000

Total area	59 m ²
Floor area*	53 m ²
Terrace	6 m ²
Parking	-
Cellar	-
PENB	G
Reference number	43628

This new apartment with a terrace, 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.

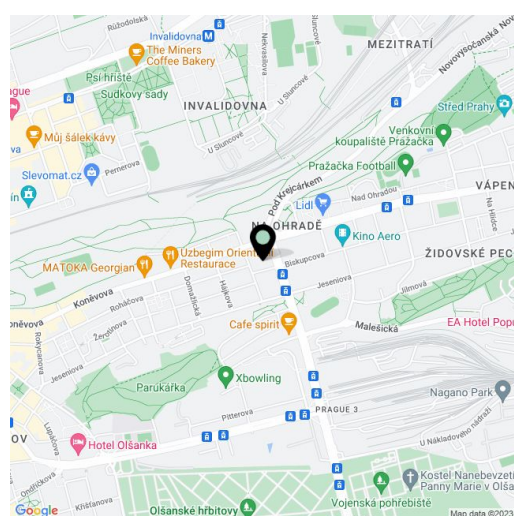
The area of the apartment consists of an almost 40-meter living space with a preparation for a kitchen and access to the **west-facing terrace**, a foyer, and a bathroom (with a bathtub).

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 are the large-format windows with **anthracite plastic-aluminum frames** and exterior 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 all 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. 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 52.7 m², terrace 6.32 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 podlahy plochy všech světlých místností i menších korýtkací úvatů bytu. Dveřní otevírací prvek Biskupcova 27 si vyřazuje přímo na změny. Vzhledové zařízení (linoř, nábytek, kuchyňská linka apod.) mimo uvedené standardy není součástí dodávky a má pouze ilustrační charakter.

BISKUPCOVA 27

Byt 802 1+kk | 8. NP

- 1 Vstupní hala 6,91 m²
- 2 Koupelna 5,20 m²
- 3 Obývací pokoj s kuchyní 38,90 m²

Užitná plocha 51,01 m²

Podlahová plocha 52,70 m²

4 Terasa 6,32 m²

Celková plocha 59,02 m²

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