



Apartment Studio (1+kk)

€ 376 059 | CZK 9 495 480

53.39 m², Prague 3, Žižkov, Biskupcova





Apartment Studio (1+kk)

53.39 m², Prague 3, Žižkov, Biskupcova

€ 376 059 | CZK 9 495 480

Total area	62 m ²
Floor area*	53 m ²
Terrace	9 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 2024.

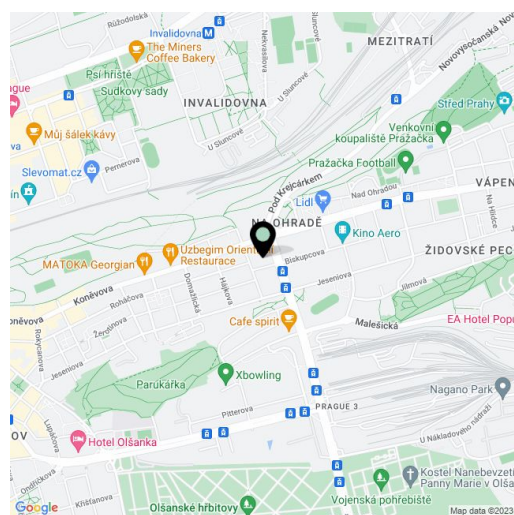
The area of the apartment consists of an almost 40-meter living space with a preparation for a kitchen and access to the **west-facing terrace**, a foyer, and a bathroom (with a bathtub).

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 53.39 m², terrace 8.59 m².

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



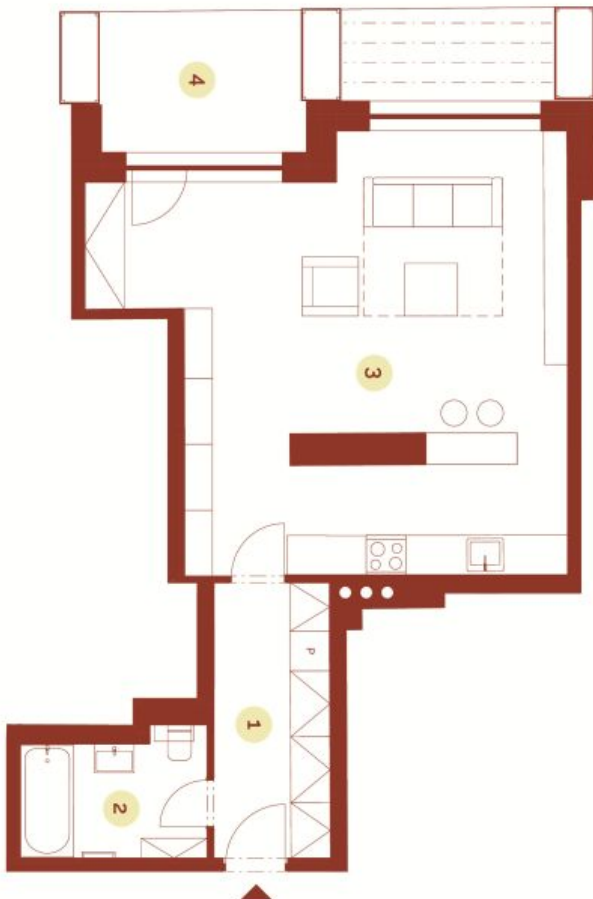
* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



Apartment Studio (1+kk)

53.39 m², Prague 3, Žižkov, Biskupcova

€ 376 059 | CZK 9 495 480



* Podlahová plocha bytu je vypočítána v souladu s Místním úřadím, číslo 1.160/013/Sp. a tvoří ji podlahová plocha všech místností bytu včetně podlahové plochy všech solidních neoprávněných i neoprávněných konstatací uvnitř bytu. Dle výkresu projektu Biskupcova 27 81 vyhrazené právo na změny. Vyznačené zařízení (např. nábytek, kuchyňská linka apod.) jímto uvedeně standardy není součástí dodávky a má pouze ilustrativní charakter.

BISKUPCOVA 27

Byt 802
1+kk | 8. NP

- 1 Vstupní hala 7,35 m²
- 2 Koupelna 5,29 m²
- 3 Obývací pokoj s kuchyní 39,37 m²

Užitná plocha 52,01 m²
Podlahová plocha 53,39 m²

4 Terasa 8,59 m²

Celková plocha 61,98 m²

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