



## Apartment Two-bedroom (3+kk)

Ask for price

80.78 m<sup>2</sup>, Praha 3, Žižkov, Biskupcova





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Total area	114 m <sup>2</sup>
Floor area*	81 m <sup>2</sup>
Terrace	34 m <sup>2</sup>
Parking	-
Cellar	-
PENB	G
Reference number	43629

This apartment with two terraces, finished to a high standard, is located on the top 7th floor of a residential project that 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.

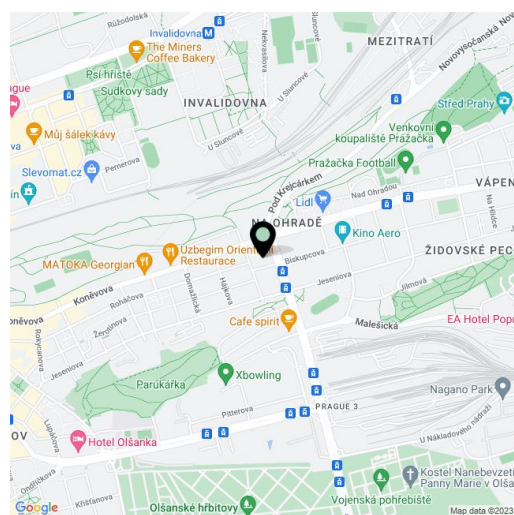
The layout consists of a living room with a preparation for a kitchen, 2 bedrooms, a bathroom (with a bathtub), a separate toilet, and an entrance hall. The living room is connected by a sliding glass wall to a large terrace. The bedroom has access to the second terrace. The larger terrace is southwest-facing, and the smaller terrace is south-facing.

High-standard features include four-layered oak floors by Boen DesignWood, large-format tiles in the 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 a 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. 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 80.78 m<sup>2</sup>, terraces 25.14 m<sup>2</sup> + 8.37 m<sup>2</sup>.

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



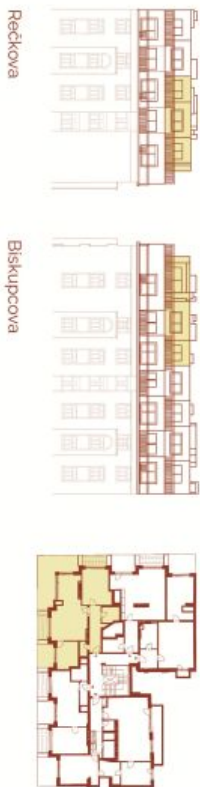
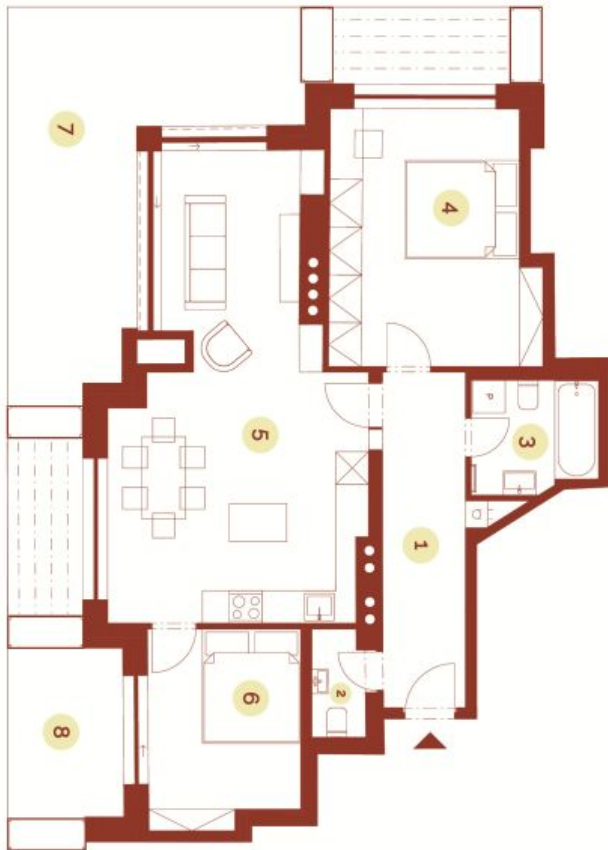
\* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



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\* Podlahová plocha bytu je vypočtena v souladu s Místním úřadem v obci Žižkov, územní úřad č. 386/2013 Sp. a není ji podlahová plocha všech místností bytu včetně podlahové plochy všech solidních nosníků. Vyznačené zařízení (např. nábytek, kuchyňská linka apod.) tímto uvedeně standardy není součástí dodávky a má pouze ilustrativní charakter.

## BISKUPCOVA 27

### Byt 803 3+kk | 8. NP

1	Vstupní hala	9,36 m <sup>2</sup>
2	WC	2,04 m <sup>2</sup>
3	Koupelna	5,06 m <sup>2</sup>
4	Ložnice	17,22 m <sup>2</sup>
5	Obývací pokoj s kuchyní	31,85 m <sup>2</sup>
6	Ložnice	9,87 m <sup>2</sup>

Užitná plocha	75,39 m <sup>2</sup>
Podlahová plocha	80,78 m <sup>2</sup>

7	Terasa	25,14 m <sup>2</sup>
8	Terasa	8,37 m <sup>2</sup>

Celková plocha	114,29 m <sup>2</sup>
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