



## Apartment One-bedroom (2+kk)

€ 398 527 | CZK 10 011 000

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





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Total area	55 m <sup>2</sup>
Floor area*	49 m <sup>2</sup>
Terrace	6 m <sup>2</sup>
Parking	-
Cellar	-
PENB	G
Reference number	43630

This new apartment with a terrace, 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 February 2025.

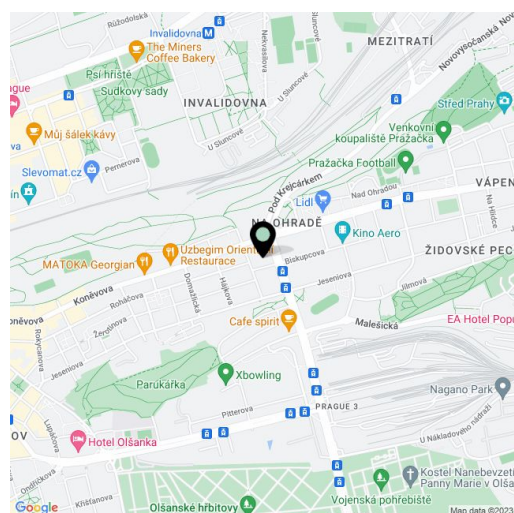
The apartment consists of a living room with a preparation for a kitchen, 1 bedroom, a bathroom (with a shower and a toilet), and an entrance hall. The living room has access to the **south-facing terrace**.

**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 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 is 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 48.9 m<sup>2</sup>, terrace 6.34 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.

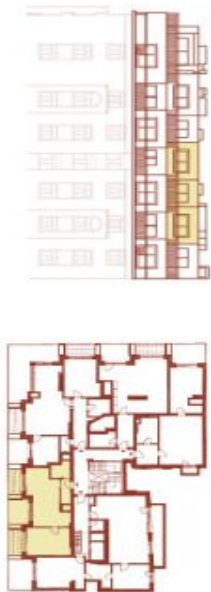




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Biskupcova

\* Podlahová plocha bytu je vypočtena v souladu s Nařízením vlády č. 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. Vzhledem k zařazení lišpů, nábytku, audiovizuální linka apod.) mimo uvedené standardy není součástí dodávky a má pouze ilustrativní charakter.

# BISKUPCOVA 27

## Byt 804 2+kk | 8. NP

1	Chodba	3,31 m <sup>2</sup>
2	Koupelna	3,92 m <sup>2</sup>
3	Obývací pokoj s kuchyní	24,38 m <sup>2</sup>
4	Ložnice	16,10 m <sup>2</sup>

Užitná plocha 47,71 m<sup>2</sup>

Podlahová plocha 48,90 m<sup>2</sup>

5 Terasa 6,34 m<sup>2</sup>

Celková plocha 55,24 m<sup>2</sup>

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