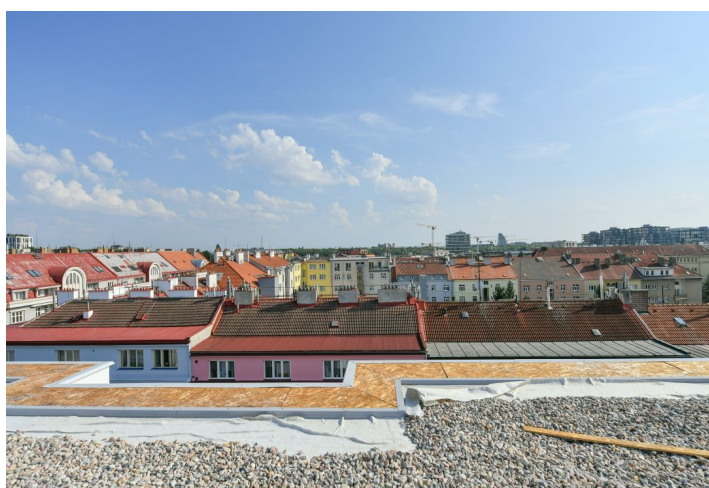




Apartment Two-bedroom (3+kk)

€ 812 102 | CZK 20 400 000

102.7 m², Prague 3, Žižkov, Biskupcova





Apartment Two-bedroom (3+kk)

€ 812 102 | CZK 20 400 000

102.7 m², Prague 3, Žižkov, Biskupcova

Total area	225 m ²
Floor area*	103 m ²
Terrace	123 m ²
Parking	-
Cellar	-
PENB	B
Reference number	43631

This apartment with a rooftop terrace of more than 100 square meters and two smaller terraces, 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.

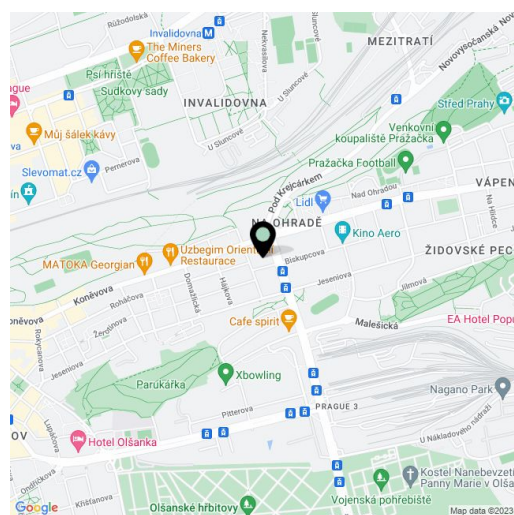
The layout consists of a living room with a preparation for a kitchen, 2 bedrooms, a bathroom (with a bathtub), a separate toilet, and an entrance hall. The living room is connected by a **sliding glass wall** to a north-facing **terrace**. The bedroom has access to the **south-facing terrace**. The apartment also includes a **large rooftop terrace** with an area of 104 m².

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 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 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 102.7 m², terraces 8.23 m² + 10.96 m², rooftop terrace 103.39 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 Two-bedroom (3+kk)

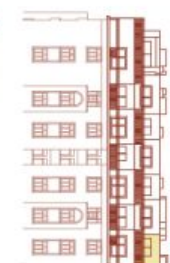
€ 812 102 | CZK 20 400 000

102.7 m², Prague 3, Žižkov, Biskupcova



* Podlahová plocha bytu je vypočtena v souladu s Měřicím úřad, č. 396/2013, Sb. a jejíž a podlahová plocha všech místností bytu včetně podlahové plochy všech místností nemovitosti i vnošených komnatick uvnitř bytu. Developer projektu Biskupcova 27 se vyvíjí příslušně na změny. Vyrovnání zřídko (např. nábytek, kuchyňská linka apod.) mimo uvedené standardy není součástí dodávky a má pouze ilustrativní charakter.

Biskupcova



BISKUPCOVA 27

Byt 805 3+kk | 8. NP

1	Vstupní hala	11,39 m ²
2	WC	2,26 m ²
3	Koupelna	3,42 m ²
4	Obyvatel pokoj s kuchyní	40,44 m ²
5	Koupelna	6,46 m ²
6	Ložnice	18,84 m ²
7	Ložnice	11,58 m ²

Užitná plocha	94,39 m ²
Podlahová plocha	102,70 m ²

8	Terasa	8,23 m ²
9	Terasa	10,96 m ²

Celková plocha	225,28 m ²
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