



## Apartment Two-bedroom (3+kk)

€ 803 941 | CZK 20 400 000

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





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Total area	229 m <sup>2</sup>
Floor area*	104 m <sup>2</sup>
Terrace	125 m <sup>2</sup>
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 2024.

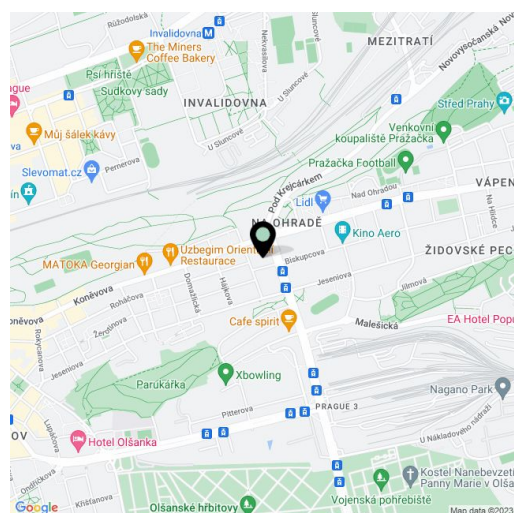
The layout consists of a living room with a preparation for a kitchen, 2 bedrooms, a bathroom (with a bathtub), a separate toilet, and an entrance hall. The living room is connected by a **sliding glass wall** to a north-facing **terrace**. The bedroom has access to the **south-facing terrace**. The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

**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 103.76 m<sup>2</sup>, terraces 10.39 m<sup>2</sup> + 10.49 m<sup>2</sup>, rooftop terrace 104 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 bytů, je vypočtena v souladu s Místním úřadím, č. 386/2013 Sp. a tvoří ji podlahová plocha všech místností bytu včetně podlahy všech ostatních místností. Včetně zařízení umístěných v bytu. Dle výkresu projektu Biskupcova 27 a1 výtvaruje právo na změny. Vyznačené zařízení (např. nábytek, kuchyňská linka apod.) tímto uvedením standardy není součástí dodávky a má pouze ilustrativní charakter.

Biskupcova

## BISKUPCOVA 27

### Byt 805 3+kk | 8. NP

1	Vstupní hala	12,64 m <sup>2</sup>
2	WC	2,22 m <sup>2</sup>
3	Koupelna	3,51 m <sup>2</sup>
4	Obývací pokoj s kuchyní	39,51 m <sup>2</sup>
5	Koupelna	6,82 m <sup>2</sup>
6	Ložnice	19,12 m <sup>2</sup>
7	Ložnice	12,18 m <sup>2</sup>

**Užitná plocha** 95,99 m<sup>2</sup>

**Podlahová plocha** 103,76 m<sup>2</sup>

8	Terasa	10,39 m <sup>2</sup>
9	Terasa	10,49 m <sup>2</sup>

**Celková plocha** 124,64 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