



Apartment Two-bedroom (3+kk)

€ 671 388 | CZK 16 590 000

113.86 m², Prague 3, Žižkov, Biskupcova





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Total area	123 m²
Floor area*	114 m²
Terrace	9 m²
Parking	-
Cellar	-
PENB	G
Reference number	43625

A completely new apartment with a terrace, finished to a high standard, is part of a residential project involving 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 of the apartment on the 6th floor comprises a living room with kitchen and access to the north-facing terrace, 1 larger and 1 smaller bedroom with access to the bathroom, a separate toilet, laundry room, and entrance hall. The terrace is oriented into a courtyard.

High-standard features include four-layered oak floors by Boen, large-format tiles in bathrooms by La Futura, premium sanitary ware from Ideal Standard, Kaldewei, and HÜPPE brands, entrance and interior doors by Sapeli, underfloor heating and air conditioning. Heating will be provided by De Dietrich gas condensing boiler. A significant added value comes from large format windows with anthracite plastic-aluminum frames and external blinds. 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. Due to the new residential development, the range of services in the vicinity will significantly expand. 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. 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 113.86 m², terrace 9.2 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.



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* Podlahová plocha bytu je vypočítána v souladu s Místním úřadem v Praze, a to na základě podlahové plochy všech místností bytu včetně podlahové plochy všech solitních nočních i denních kabin. Vybavení bytu (nástroje, kuchyňská linka apod.) mimo uvedené standardy není součástí dodávky a má pouze ilustrativní charakter.

Biskupcova



BISKUPCOVA
27

Byt 705
3+kk | 7. NP

1	Vstupní hala	12,74 m²
2	WC	2,11 m²
3	Prádelna	3,38 m²
4	Obývací pokoj s kuchyní	39,76 m²
5	Koupelna	6,88 m²
6	Ložnice	12,35 m²
7	Ložnice	29,15 m²

Užitná plocha	106,36 m²
Podlahová plocha	113,86 m²
8 Terasa	9,20 m²
Celková plocha	123,06 m²

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