



## Apartment One-bedroom (2+kk)

€ 467 813 | CZK 11 700 000

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





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Total area	71 m <sup>2</sup>
Floor area*	69 m <sup>2</sup>
Balcony	2 m <sup>2</sup>
Parking	-
Cellar	-
PENB	B
Reference number	43620

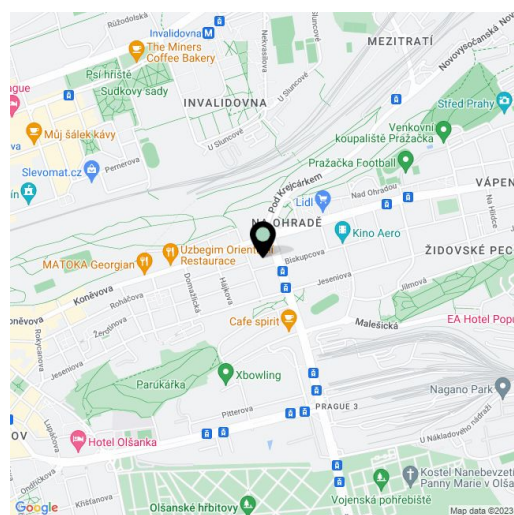
A completely new apartment with a balcony, finished to a high standard, is part of a residential project involving the complete revitalization of a corner apartment building from the early 20th century. The location of upper Žižkov offers proximity to both greenery and the city center, and thanks to dynamic development, the range of services in the area is also expanding. The planned occupancy permit date is 05/2025.

The layout of the apartment on the 6th floor comprises a living room with kitchen and a **east-facing balcony**, 1 bedroom, bathroom, **walk-in wardrobe** and entrance hall.

The approval inspection is scheduled for May 2025, and the apartment will be handed over in a completed state with **high-standard** facilities, which 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 69.3 m<sup>2</sup>, balcony 2.02 m<sup>2</sup>.



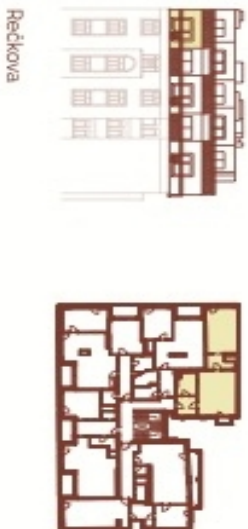
\* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



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\* Podlahová plocha bytu je vypočítána v souladu s Nariadením vlády č. 386/2013 Sb. a treťí II. pododvrhnutá plocha všetch miestností bytu vrátane príslušenstiev plochy všetkých súvisiacich nosných i nenosných konštrukcií vrátane bytu. Developer projekt Biskupcova 27 si vyhradzuje právo na zmeny. Vyborené zaťaženie (strop, nábytok, kuchynská linka apod.) mimo uvedenia štandardy není součástí dodávky a má posloužit ilustrativní charakter.

## BISKUPCOVA 27

### Byt 701 2+kk | 7. NP

1	Vstupní hala	6,20 m <sup>2</sup>
2	Koupelna	6,78 m <sup>2</sup>
3	Obývací pokoj s kuchyní	27,70 m <sup>2</sup>
4	Šatna	4,90 m <sup>2</sup>
5	Ložnice	21,49 m <sup>2</sup>

Užitná plocha 67,07 m<sup>2</sup>

Podlahová plocha 69,30 m<sup>2</sup>

6 Balkon 2,02 m<sup>2</sup>

Celková plocha 71,32 m<sup>2</sup>

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