

Apartment Two-bedroom (3+kk)

Sold

80.9 m², Prague 3, Žižkov, Biskupcova

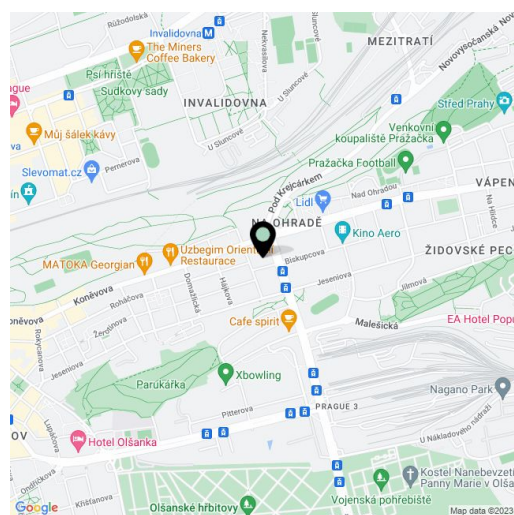


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Total area	108 m ²
Floor area*	81 m ²
Terrace	27 m ²
Parking	-
Cellar	-
PENB	G
Reference number	43629



* 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.

This apartment with two terraces, 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 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 large terrace**. The bedroom has access to the **second terrace**. The larger terrace is **southwest-facing**, and the smaller terrace is **south-facing**.

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 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 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 80.9 m², terraces 20.49 m² + 6.34 m².

For more information, please visit the project website www.biskupcova27.cz

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* Podlahová plocha bytu je vypočtena v souladu s Nařízením vlády č. 386/2013 Sb. a tvoří ji podlahová plocha všech místností bytu včetně půdního prostoru všech světlých místností i neosvětlených korýtků umístěných bytu. Developer pro objekt Biskupcova 27 si vyřadil právo na změny. Vzhledem k zařazení bytu v blízkosti, kudy/vešle linka apod.) mimo uvedené standardy, není součástí dodávky a má pouze šaržovní charakter.

BISKUPCOVA 27

Byt 803 3+kk | 8. NP

1	Vstupní hala	9,29 m ²
2	WC	2,25 m ²
3	Koupelna	5,03 m ²
4	Ložnice	17,69 m ²
5	Obývací pokoj s kuchyní	31,43 m ²
6	Ložnice	10,07 m ²

Užitná plocha 75,76 m²

Podlahová plocha 80,90 m²

7	Terasa	20,49 m ²
8	Terasa	6,34 m ²

Celková plocha 107,73 m²

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