

Apartment Two-bedroom (3+kk)

€ 815 674 | CZK 20 400 000

102.7 m², Prague 3, Žižkov, Biskupcova

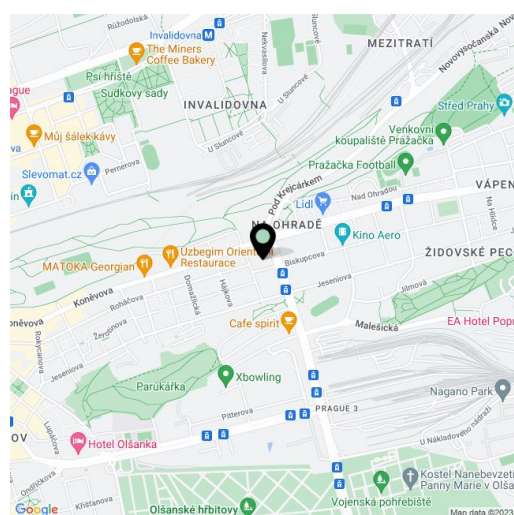


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Total area	225 m²
Floor area*	103 m²
Terrace	123 m²
Parking	Possibility to purchase a parking space
Cellar	-
PENB	B
Reference number	43631



* 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 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 March 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.

The approval inspection is scheduled for March 2025, and the apartment will be handed over in a completed state with high-standard facilities, which 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. The large-format windows with anthracite plastic-aluminum frames and exterior blinds are significant added value. Heating will be provided by a De Dietrich gas condensing boiler. The building has a new facade and an insulated courtyard facade, renovated common areas, and an elevator that goes up to the second-to-last floor (the apartment is one floor up via stairs). It is possible to purchase a parking space.

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.

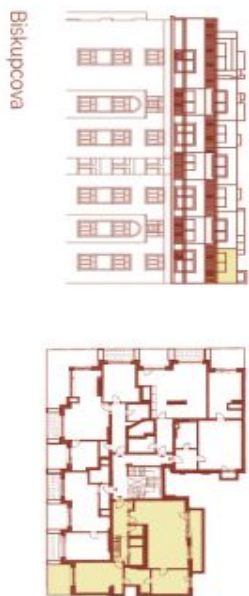
Floor area 102.7 m², terraces 8.23 m² + 10.96 m², rooftop terrace 103.39 m².

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

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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 podlahy plochy všech světlých místností i menších komínků umístěných bytu. Developer pro objekt Biskupcova 27 se vyvíjí podle přílohy 1. Všechny zařízení (např. nábytek, audiovizuální linka apod.) mimo uvedené standardy není součástí dodávky a má pouze ilustrativní charakter.

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	Obývací 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

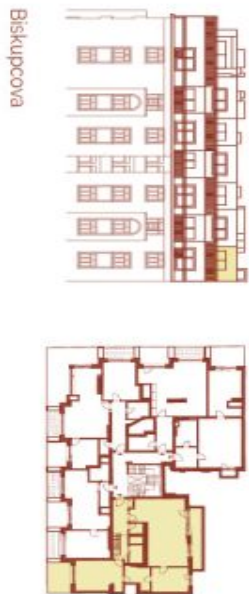
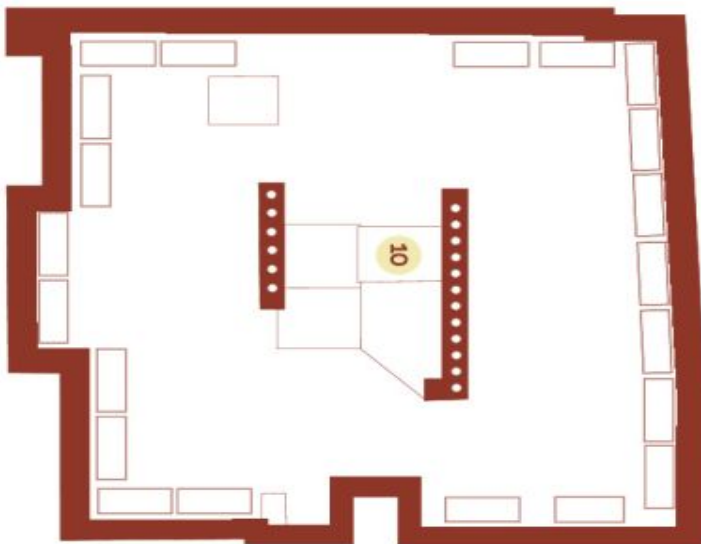
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**BISKUPCOVA
27**

Byt 805
3+kk | 9. NP

10 Terasa 103,39 m²

Celková plocha 225,28 m²

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