



## Apartment One-bedroom (2+kk)

€ 493 016 | CZK 12 000 000

48.9 m², Prague 3, Žižkov, Biskupcova





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Total area	55 m²
Floor area*	49 m²
Terrace	6 m²
Parking	-
Cellar	-
PENB	B
Reference number	110791

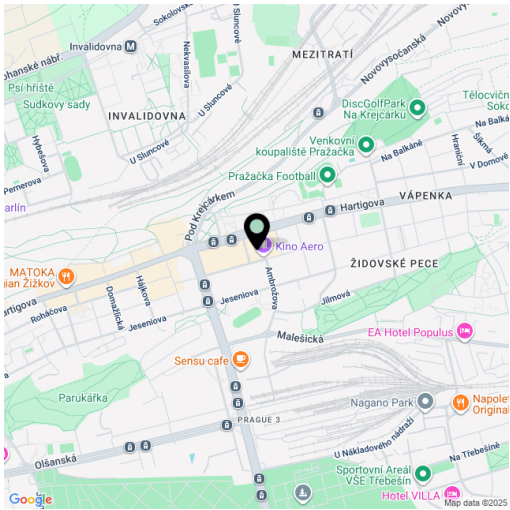
This new apartment with a terrace and high-standard finishes is located on the top 7th floor of a residential project created through the complete revitalization of a corner building from the early 20th century. The upper Žižkov area offers proximity to greenery as well as the city center, and thanks to its dynamic development, the range of local amenities continues to expand.

The well-designed layout consists of a living room with a preparation for a kitchen, one bedroom, a bathroom (with a shower and toilet), and an entrance hall. The living room provides access to a **south-facing terrace**.

The apartment is a new build completed in 2025. Its **high standard** includes **Boen DesignWood three-layer oak floors**, **La Futura** large-format bathroom tiles, premium sanitary ware, **Sapeli** entrance and interior doors, **underfloor heating**, and **air-conditioning**. Additional features include **large-format windows** with anthracite plastic-aluminum frames and **external blinds**. Heating is provided by a De Dietrich gas condensing boiler. The building has a new façade, renovated common areas, and **from the elevator, the apartment is accessed via one additional flight of stairs**.

The building is located on a quiet one-way street lined with **mature trees** in the vibrant upper Žižkov area, close to the parks of **Vítkov** and **Parukářka**. Another large park will be created as part of the new residential district in the former Žižkov Freight Station area. The neighborhood offers a number of local cafés and shops; the popular **Aero art cinema** is just around the corner, and a nearby **sports complex** includes both an **indoor pool** and an outdoor **swimming area**. With the ongoing residential development, local amenities are rapidly expanding. Excellent public transport connections ensure quick access to the city center—Wenceslas Square can be reached in just 15 minutes by tram, and the Želivského and Palmovka metro stations are also nearby.

Floor area 48.9 m², terrace 6.34 m².



\* 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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Biskupcova

\* Podlahová plocha bytu je vypočtena v souladu s Nařízením vlády č. 386/2013 Sb. a tvoří ji podlahová plocha všech místností bytu včetně půdorysné plochy všech světlých místností i menších kornatů uvnitř bytu. Developer pro objekt Biskupcova 27 si vyhradil právo na změny. Všechna zařízení (např. nábytek, kuchyňská linka apod.) mimo uvedené standardy není součástí dodávky a má pouze ilustrativní charakter.

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Byt 804  
2+kk | 8. NP

1	Chodba	3,31 m²
2	Koupelna	3,92 m²
3	Obývací pokoj s kuchyní	24,38 m²
4	Ložnice	16,10 m²

Užitná plocha	47,71 m²
Podlahová plocha	48,90 m²

5	Terasa	6,34 m²
Celková plocha		55,24 m²

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