



Apartment Two-bedroom (3+kk)

€ 776 500 | CZK 18 900 000

97.7 m², Prague 3, Žižkov, Biskupcova



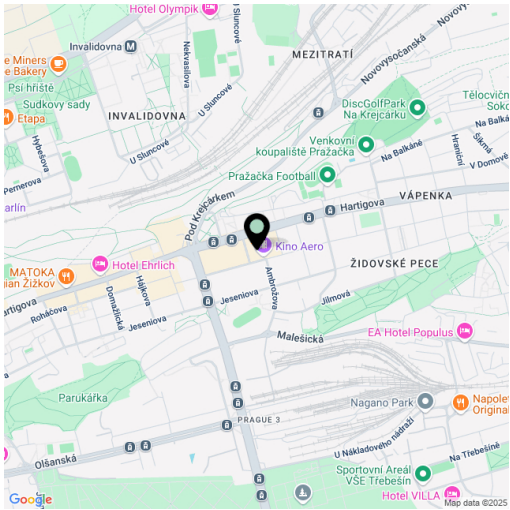


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Total area	108 m²
Floor area*	98 m²
Loggia	10 m²
Parking	-
Cellar	-
PENB	B
Reference number	43623



* 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.

A completely new apartment with 2 terraces, 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 Upper Žižkov area 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 layout of the apartment on the 6th floor comprises a living room with kitchen and access to a south-facing **loggia**, one smaller bedroom, and one larger bedroom with access to a second west-facing **loggia**, a bathroom, a separate toilet, and an entrance hall.

Approved for occupancy in August 2025, the apartment is now ready for handover in a completed state with a **high standard** of finish, which include three-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 is 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 97.7 m², loggias 5.24 + 5.25 m².

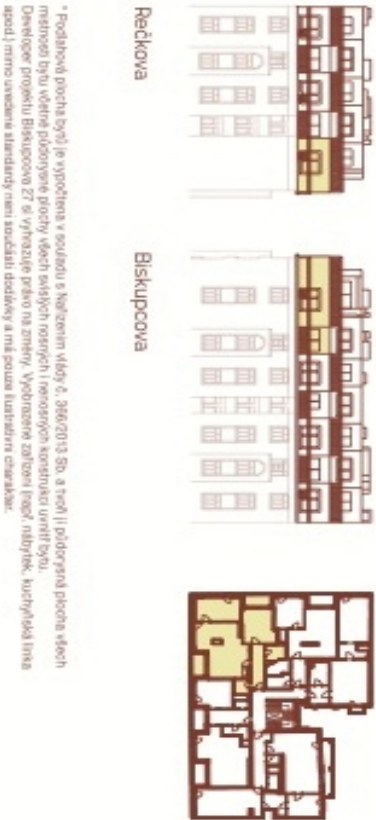
The price of the apartment includes 12% VAT.



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BISKUPCOVA
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Byt 703
3+kk | 7. NP

1	Vstupní hala	6,57 m²
2	WC	3,51 m²
3	Koupelna	4,68 m²
4	Obývací pokoj s kuchyní	37,15 m²
5	Ložnice	18,26 m²
6	Ložnice	16,94 m²

Užitná plocha	87,11 m²
Podlahová plocha	97,70 m²

7	Ložnice	5,24 m²
8	Ložnice	5,25 m²

Celková plocha	108,19 m²
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