



Apartment Two-bedroom (3+kk)

€ 814 571 | CZK 19 790 000

112.7 m², Prague 3, Žižkov, Biskupcova





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Total area	125 m²
Floor area*	113 m²
Terrace	13 m²
Parking	-
Cellar	-
PENB	B
Reference number	43625

A completely new apartment with a terrace, 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 the north-facing **terrace**, 1 larger and 1 smaller bedroom with access to the bathroom, a separate toilet, laundry room, and entrance hall. The terrace is oriented into a **courtyard**.

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-layer 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 112.7 m², terrace 12.60 m².

The price of the apartment includes 12% VAT.

* 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 vypočítána v souladu s Nařízením vlády č. 386/2013 Sb. a tvoří ji podprůměrná plocha všech místností bytu včetně půdorysné plochy všech svých souvisejících i nesouvisejících konstrukcí uvnitř bytu. Dle výše uvedeného projektu Biskupcova 27 se vyjadřuje právo na změny. Vybavení zařízení (nábytek, kuchyňská linka apod.) mimo uvedené standardy není součástí dodávky a má pouze ilustrační charakter.

BISKUPCOVA
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Byt 705
3+kk | 7. NP

1	Vstupní hala	12,23 m²
2	WC	1,97 m²
3	Prádelna	2,93 m²
4	Obývací pokoj s kuchyní	39,95 m²
5	Koupelna	6,90 m²
6	Ložnice	11,85 m²
7	Ložnice	28,45 m²

Užitná plocha		104,28 m²
Podlahová plocha		112,70 m²
8	Terasa	12,60 m²
Celková plocha		125,30 m²

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