



Apartment Two-bedroom (3+kk)

€ 814 571 | CZK 19 790 000

112.7 m², Prague 3, Žižkov, Biskupcova



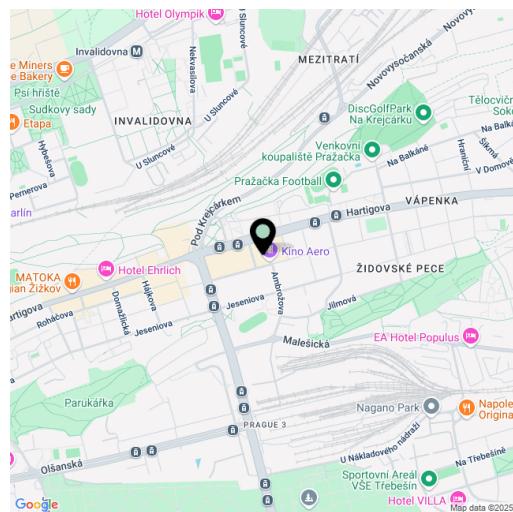


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Total area	125 m ²
Floor area*	113 m ²
Terrace	13 m ²
Parking	-
Cellar	-
PENB	B
Reference number	43625



* 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 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.



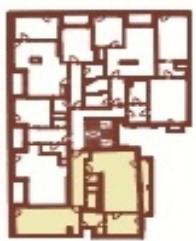
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5

Biskupcova



* Podlahová plocha (Byt) je vypočtena v souladu s NpZem výdř. č. 386/2013 Sb. a nej líp odporučena plocha všech měřenoč býv. až včetně plochy všech vstupů místností i výměnných kontaktu uvnitř bytu.
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27**

Byt 705 3+kk | 7.NP

Užitná plocha	104,28 m ²
Podlahová plocha	112,70 m ²
8. Terasa	12,60 m ²
Celková plocha	125,30 m ²

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