



## Apartment One-bedroom (2+kk)

48.9 m<sup>2</sup>, Prague 3, Žižkov, Biskupcova

Sold



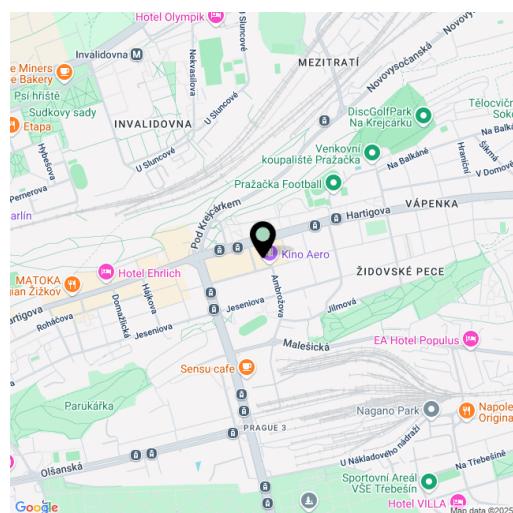


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|                  |                   |
|------------------|-------------------|
| Total area       | 55 m <sup>2</sup> |
| Floor area*      | 49 m <sup>2</sup> |
| Terrace          | 6 m <sup>2</sup>  |
| Parking          | -                 |
| Cellar           | -                 |
| PENB             | G                 |
| Reference number | 43630             |



\* 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 new apartment with a terrace, finished to a high standard, is located on the top 7th floor of a residential project that 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.**

The apartment consists of a living room with a preparation for a kitchen, 1 bedroom, a bathroom (with a shower and a toilet), and an entrance hall. The living room has access to the south-facing terrace.

**High-standard features** include **four-layered oak floors by Boen DesignWood**, large-format tiles in bathrooms by **La Futura**, premium sanitary ware, entrance and interior doors by **Sapeli**, **underfloor heating**, and **air-conditioning**. A significant added value are the **large-format windows** with anthracite plastic-aluminum frames and **exterior blinds**. Heating will be provided by a De Dietrich gas condensing boiler. The building will have a new facade, renovated common areas, and **an elevator serving all 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. Currently, there are numerous locally-owned businesses in the area, with the popular **Aero art cinema** located almost beneath the residence's windows. Nearby is 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 48.9 m<sup>2</sup>, terrace 6.34 m<sup>2</sup>.

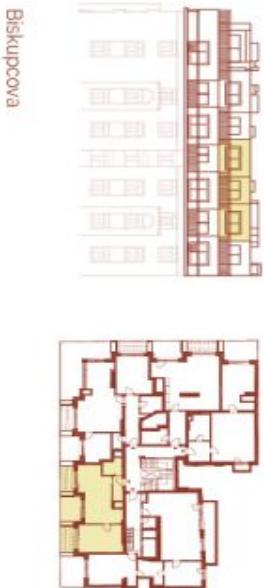
For more information, please visit the project website [www.biskupcova27.cz](http://www.biskupcova27.cz)



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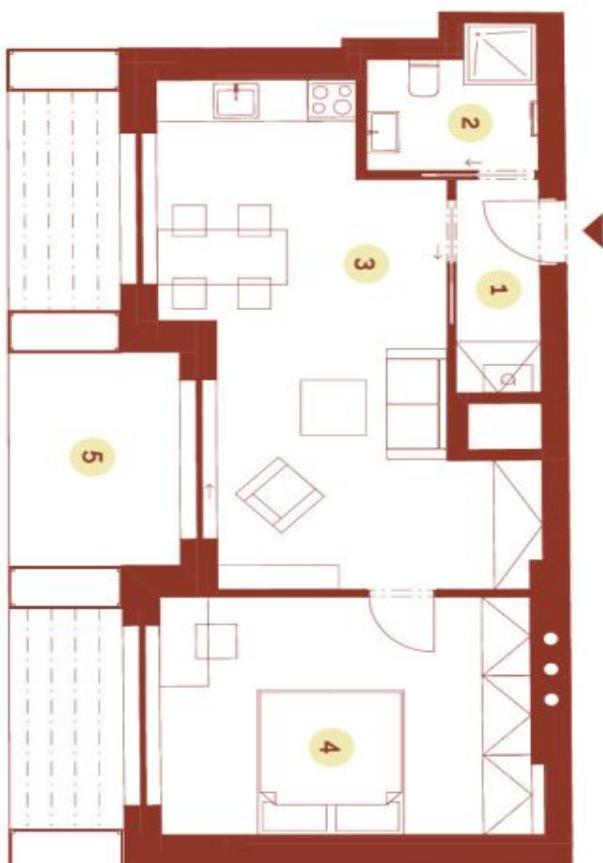
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Biskupcova

\* Podlahová plocha bytu je vypočtena v souladu s Nařízením vlády č. 316/2013 Sb. a tvoří ji půdorysná plocha všech místností bytu odčítaná plochy vstupních a výstupních místností, které tvoří vnitřek bytu.  
Obyvatel projektu Biskupcova 27 si vymezuje právo na změny. Výrobené záruky (např. kuchyňské linky a podobně) jsou vydávány jednotlivým dodavateli a má pouze ilustrativní charakter.



### Byt 804 2+kk | 8.NP

|   |                         |                      |
|---|-------------------------|----------------------|
| 1 | Chodba                  | 3.31 m <sup>2</sup>  |
| 2 | Koupelna                | 3.92 m <sup>2</sup>  |
| 3 | Obyvací pokoj s kuchyní | 24.38 m <sup>2</sup> |
| 4 | Ložnice                 | 16.10 m <sup>2</sup> |

#### Užitná plocha

47.71 m<sup>2</sup>  
Podlahová plocha

48.90 m<sup>2</sup>

#### 5. Terasa

6.34 m<sup>2</sup>

#### Celková plocha

55.24 m<sup>2</sup>

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