



Apartment Two-bedroom (3+kk)

Sold

102.7 m², Prague 3, Žižkov, Biskupcova



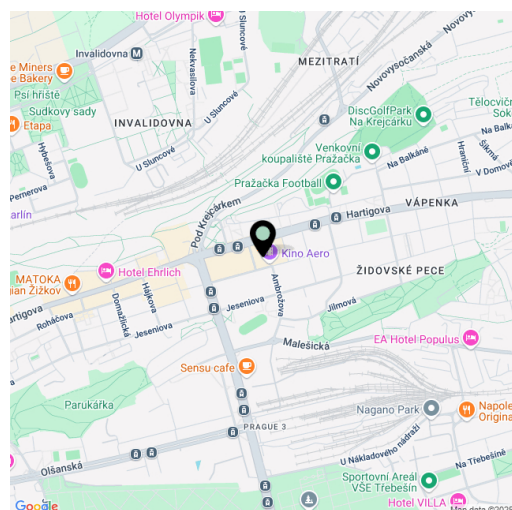


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Total area	225 m²
Floor area*	103 m²
Terrace	123 m²
Parking	Possibility to purchase a parking space
Cellar	-
PENB	B
Reference number	43631



* 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 apartment with a rooftop terrace of more than 100 square meters and two smaller terraces, finished to a high standard, is located on the top, 7th floor of a residential project, which 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 layout consists of a living room with a preparation for a kitchen, 2 bedrooms, a bathroom (with a bathtub), a separate toilet, and an entrance hall. The living room is connected by a sliding **glass wall** to a north-facing **terrace**. The bedroom has access to the **south-facing terrace**. The apartment also includes a **large rooftop terrace** with an area of 104 m².

The approval inspection is scheduled for May 2025, and the apartment will be handed over in a completed state with **high-standard facilities**, which include four-layered **oak floors by Boen DesignWood**, large-format tiles in the bathrooms by **La Futura**, premium sanitary ware, entrance and interior doors by **Sapeli**, **underfloor heating**, and **air-conditioning**. The **large-format windows** with anthracite plastic-aluminum frames and **exterior blinds** are significant added value. Heating will be provided by a De Dietrich gas condensing boiler. The building has a **new facade** and an insulated courtyard facade, renovated common areas, and an **elevator** that goes up to the second-to-last floor (the apartment is one floor up via stairs). It is possible to purchase a **parking space**.

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 are nurseries, elementary and **high schools**, as well as 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 102.7 m², terraces 8.23 m² + 10.96 m², rooftop terrace 103.39 m².



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* Podlahová plocha bytu je vypočítána v souladu s koeficientem včítání č. 386/2013 Sb. a tvoří ji podlahová plocha všech místností bytu včetně přídavných ploch všech svépých nosných i nenosných konstrukcí uvnitř bytu. Developer projektu Biskupcova 27 si vyhradil právo na změny. Vybavení zařízení (nábytek, elektrika, kuchyňská linka apod.) mimo uvedené standardy není součástí dodávky a má pouze ilustrativní charakter.

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Byt 805
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1	Vstupní hala	11,39 m²
2	WC	2,26 m²
3	Koupelna	3,42 m²
4	Obývací pokoj s kuchyní	40,44 m²
5	Koupelna	6,46 m²
6	Ložnice	18,84 m²
7	Ložnice	11,58 m²

Užitná plocha 94,39 m²

Podlahová plocha 102,70 m²

8	Terasa	8,23 m²
9	Terasa	10,96 m²

Celková plocha 225,28 m²

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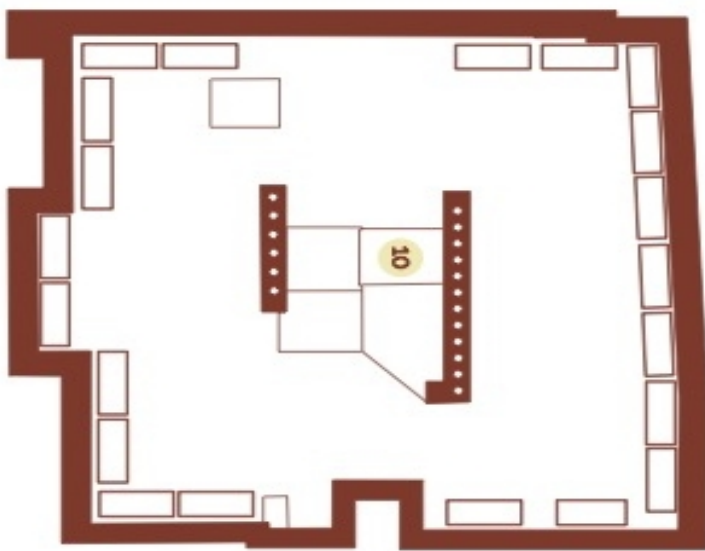
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