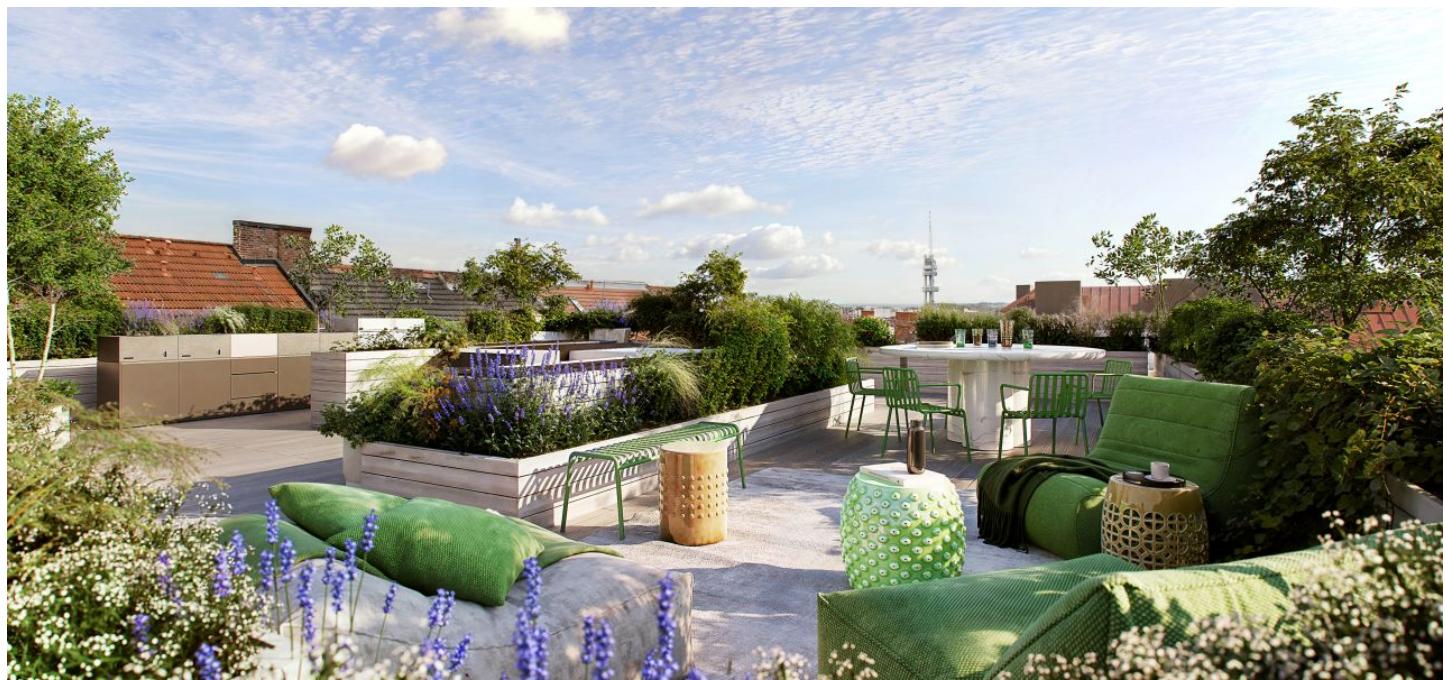




Apartment Two-bedroom (3+kk)

Sold

102.7 m², Prague 3, Žižkov, Biskupcova



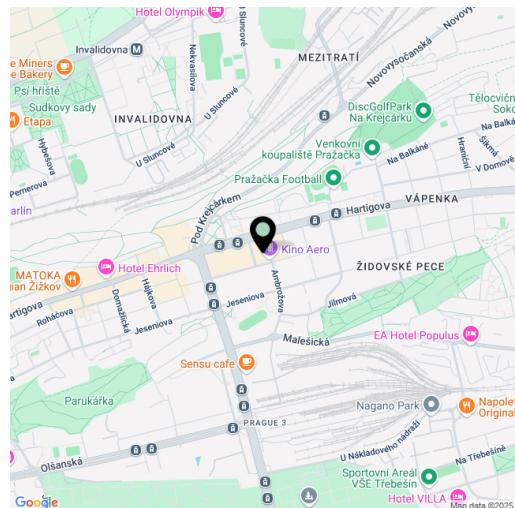


Apartment Two-bedroom (3+kk)

Sold

102.7 m², Prague 3, Žižkov, Biskupcova

Total area	225 m ²
Floor area*	103 m ²
Terrace	123 m ²
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.



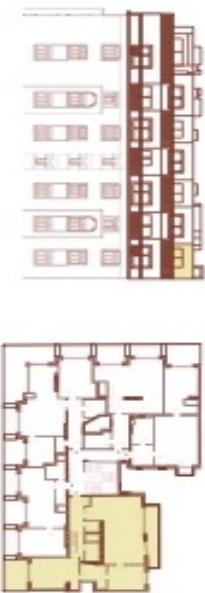
Apartment Two-bedroom (3+kk)

Sold

102.7 m², Prague 3, Žižkov, Biskupcova



Biskupcova



* Podlahový plocha (Byt) je vypočtena v souladu s NpZovem vlády č. 386/2013 Sb. a nelze ji považovat za plochu všech místností bytu, kdežto pokryty plochy všech výběžků místností i výměnných komínůk uvnitř bytu. Developer projektu Biskupcova 27 je výpravčí právo na změny. Výkresy zde jsou pouze návrhy, kuchyně má linku apod. | měra uvedené standardy nemusí souhlasit s aktuální a může používat charakter.

**BISKUPCOVA
27**

Byt 805 3+kk | 8.NP

Užitná plocha	94,39 m ²
Podlahová plocha	102,70 m ²
8 Terasa	8,23 m ²
9 Terasa	10,96 m ²
Celková plocha	225,28 m ²

EXKLUZIVNÍ ZASTOUPENÍ
svoboda&williams | CHRISTIE'S
INTERNATIONAL REAL ESTATE

Na Zátorce 1, 160 00, Praha 6
*420 724 551 238

biskupcova27.cz
Info@biskupcova27.cz



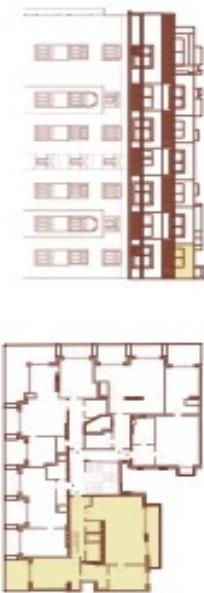
Apartment Two-bedroom (3+kk)

Sold

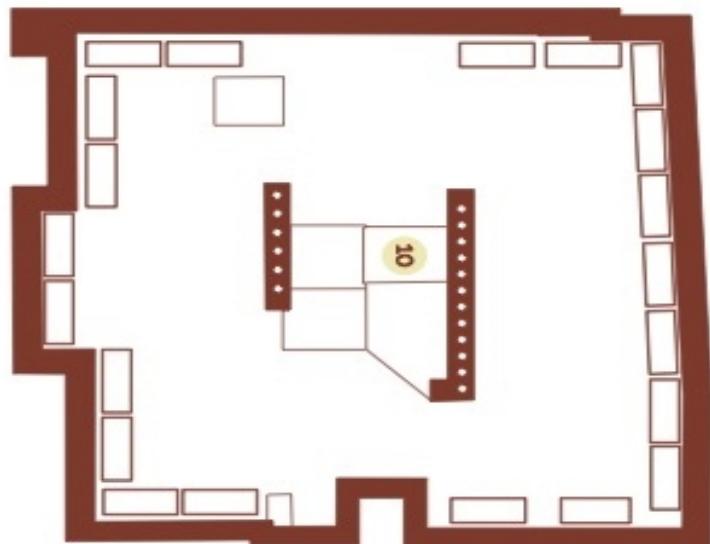
102.7 m², Prague 3, Žižkov, Biskupcova



Biskupcova



* Podlahový plochý byt je vycořen v souladu s NpZovem vlády č. 386/2013 Sb. a nelze ji považovat za plnou výměru bytu. Vlastník může požádat o změny. Vybraného za účasti bytu, kuchyně, koupelny, WC a místnosti v kuchyni. Výměra bytu je určena v souladu s místním územním plánem a místním zákonem.



Byt 805
3+kk | 9.NP

10. Terasa

103,39 m²

Celková plocha

225,28 m²

**BISKUPCOVA
27**

EXKLUZIVNÍ ZASTOUPENÍ
svoboda&williams | CHRISTIE'S
INTERNATIONAL REAL ESTATE

Na Zátorce 1, 160 00, Praha 6
*420 724 551 238

biskupcova27.cz
Info@biskupcova27.cz