



Apartment One-bedroom (2+kk)

€ 388 707 | CZK 9 500 000

51.92 m², Prague 6, Vokovice, Africká



 **AFRICKÁ**



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Total area	52 m²
Front garden	9 m²
Parking	Parking space in a car stacker
Cellar	2 m²
PENB	B
Reference number	107790

This semi-residential unit with a front garden is being developed in a small residential project set on a side street in Prague 6 – Vokovice, close to the metro and a vast nature park. The planned completion date is Q2 2026.

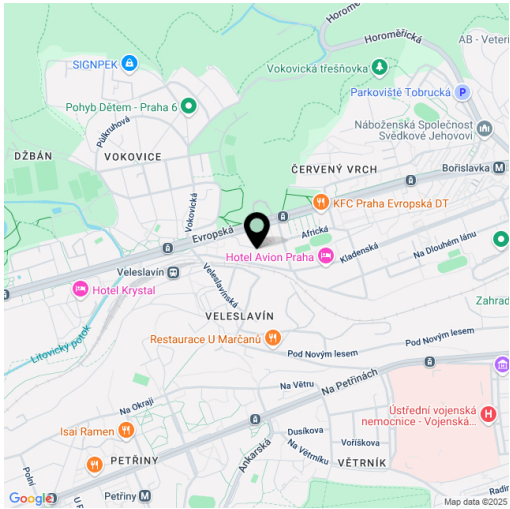
The layout of the apartment, located on the ground floor, consists of a living room with a preparation for a kitchen, an entry hall, and a bathroom. The living areas are adjacent to the front garden.

Facilities include Solitaire Parket two-layer wooden floors, large-format tiles, NEXT Class III security fire-resistant entrance doors, plastic windows with insulated triple glazing and a preparation for exterior aluminum blinds, a video intercom, and a preparation for interior cooling units. The purchase price includes a parking space in a car lift.

The project is being developed in a prime location in Prague 6 – Vokovice, near the Nádraží Veleslavín public transport hub, which offers seamless transfers between the metro, trams, buses, trolleybuses, trains, and the future airport express train. The Prague Ring Road is easily accessible by car. Nearby, you will find preschools and primary schools, as well as a high school, Waldorf, and Montessori schools. Shops, including a supermarket, cafés, restaurants, and a pharmacy, are all within walking distance. The area is enhanced by green spaces with children's and workout playgrounds, and a short path leads to the Šárka nature park and the Džbán water reservoir.

Floor area 51.92 m², front garden 8.75 m², cellar 2,06 m².

Subject to special legal conditions.



* 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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1. NP ground floor	2+kk 1 bdr
1 Chodba Hallway	5,86 m²
2 Obývací pokoj Living room	24,93 m²
3 Pokoj Room	14,15 m²
4 Koupelna Bathroom	4,90 m²
Užitná plocha Usable area49,84 m²	
Podlahová plocha Floor area51,92 m²	
5 Předzahrádka Garden	8,75 m²
Celková plocha Total area60,67 m²	

EXKLUZIVNÍ ZASTOUPENÍ
EXCLUSIVE REPRESENTATION

svoboda&williams | CHRISTIE'S
INTERNATIONAL REAL ESTATE

0,51,53m

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