



## Apartment One-bedroom (2+kk)

€ 424 750 | CZK 10 400 000

51.92 m², Prague 6, Vokovice, Africká





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Total area	52 m²
Parking	Parking space in a car stacker
Cellar	2 m²
PENB	B
Reference number	107794

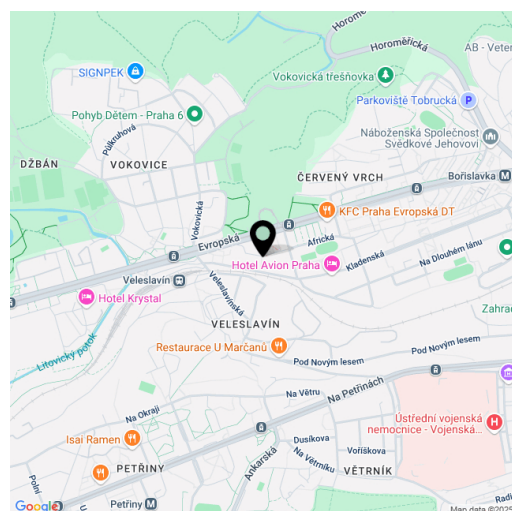
This new apartment is being developed in a small residential project set on a side street in Prague 6 – Vokovice, close to the metro and a vast nature park. The planned completion date is Q2 2026.

The well-arranged layout of this apartment, located on the 3rd floor, consists of a living room with a kitchen preparation, a bedroom, a bathroom (with a bathtub, toilet, sink, and washing machine connection), and an entry hall.

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 stacker** and a **cellar**. The building, with an **energy rating of B**, will be equipped with an **elevator**.

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, cellar 2.13 m².



\* 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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AFRICKÁ

Byt | Apt4.1

4. NP | 3rd floor2+kk | 1 bdrm

1Chodba | Hallway5,80 m²

2Obývací pokoj | Living room24,89 m²

3Pokoj | Room14,15 m²

4Koupelna | Bathroom5,16 m²

Užitná plocha | Usable area50,00 m²

Podlahová plocha | Floor area51,92 m²

Celková plocha | Total area51,92 m²

EXKLUZIVNÍ ZASTOUPENÍ  
EXCLUSIVE REPRESENTATION

svoboda&williams | CHRISTIE'S  
INTERNATIONAL REAL ESTATE

0,51,53m

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