



Apartment One-bedroom (2+kk)

€ 422 335 | 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

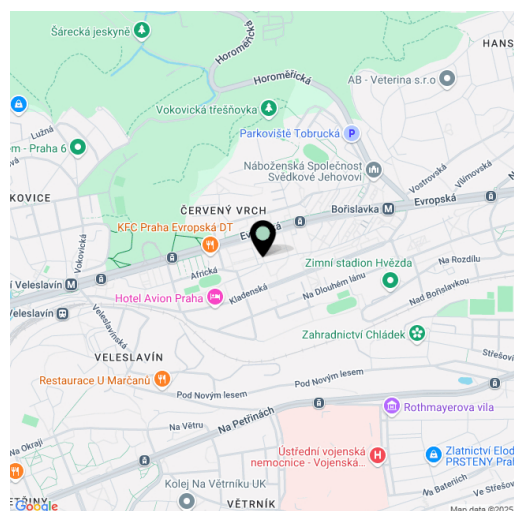
This new apartment is being developed in a small residential project set on a side street in Prague 6 – Vokovice, close to the metro and a vast nature park. The planned completion date is Q2 2026.

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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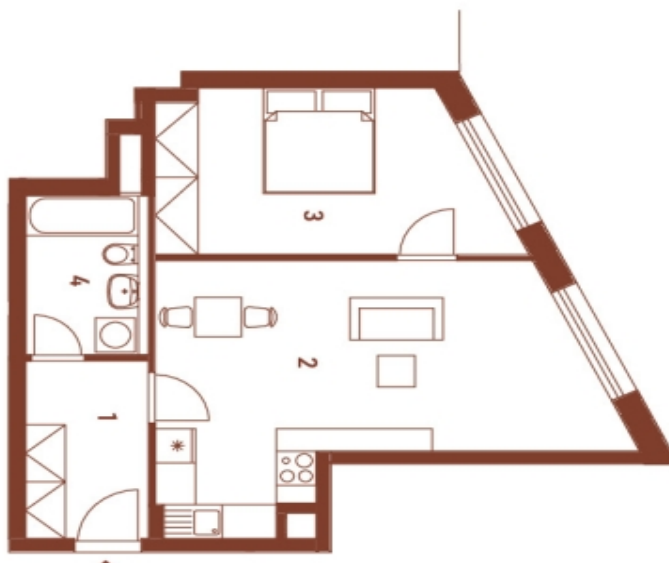
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Byt | Apt 4.1

4. NP 3rd floor	2+kk 1 bdrmm
1 Chodba Hallway	5,80 m ²
2 Obývací pokoj Living room	24,89 m ²
3 Pokoj Room	14,15 m ²
4 Koupelna Bathroom	5,16 m ²
Užitná plocha Usable area	50,00 m ²
Podlahová plocha Floor area	51,92 m ²
Celková plocha Total area	51,92 m ²

EXKLUZIVNÍ ZASTOUPENÍ
EXCLUSIVE REPRESENTATION

svobodafwilliams | CHRISTIE'S
INTERNATIONAL, INC. ESTD



0,5 1,5 3m

Způsob výpočtu podlahové plochy je stanoven v souladu s níže uvedenými
§ 366/2013 Sb. Tento výkres byl zpracován pro měřičské účely.
Zobrazeny plochy byly včetně kalibračního vyjádření a spočítány je pouze
ilustrativně, a spočítané nejsou součástí projektu. Prodávající si
vychází ze svého na případné změny.

