



## Apartment One-bedroom (2+kk)

€ 408 347 | CZK 9 980 000

47.26 m², Prague 6, Vokovice, Africká





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Total area	56 m²
Floor area*	47 m²
Balcony	8 m²
Parking	Parking space in a car lift system
Cellar	3 m²
PENB	B
Reference number	107795

This new apartment with a balcony 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 2nd floor, consists of a living room with a kitchen preparation area, a bedroom, a bathroom (with a bathtub, toilet, sink, and washing machine connection), and an entry hall. The living room has access to a balcony.

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 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 47.26 m², balcony 8.48 m², cellar 2.83 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 | Apt3.5

3. NP | 2nd floor2+kk | 1 bdrm

1Chodba | Hallway4,41 m²

2Obývací pokoj | Living room22,47 m²

3Pokoj | Room12,29 m²

4Koupelna | Bathroom4,83 m²

5Balkon | Balcony8,48 m²

Užitná plocha | Usable area44,00 m²

Podlahová plocha | Floor area47,26 m²

Celková plocha | Total area55,74 m²

EXKLUZIVNÍ ZASTOUPENÍ  
EXCLUSIVE REPRESENTATION

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0,51,53m

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UL. AFRICKÁ

UL. KROKOVSKÁ

Brno

Prague

Bratislava

PDF created

Svoboda & Williams s.r.o.

info@svoboda-williams.com

www.svoboda-williams.com

Prague

+420 257 328 281

+420 724 551 238

Brno

+420 543 250 711

+420 724 551 238

Bratislava

+421 948 939 938

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