



Apartment Two-bedroom (3+kk)

Sold

80.28 m², Prague 6, Vokovice, Africká



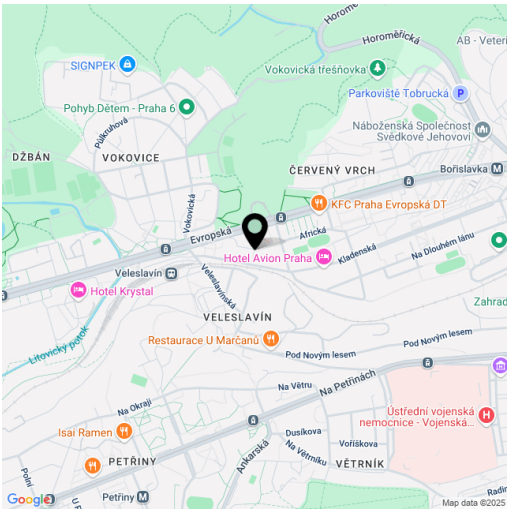


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| | |
|------------------|------------------------------------|
| Total area | 105 m² |
| Floor area* | 80 m² |
| Balcony | 25 m² |
| Parking | Parking space in a car lift system |
| Cellar | 4 m² |
| PENB | B |
| Reference number | 107804 |



* 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 new apartment with two southeast-facing balconies and parking is in a small residential project emerging on a side street near the metro and close to a vast nature park. The planned completion date is Q2 2026.

The well-arranged layout of this apartment, located on the 2nd floor, consists of a living room with a kitchen preparation, two bedrooms, a bathroom, a separate toilet, and an entrance hallway. All rooms have access to one of the **two balconies**.

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 80.28 m², balconies 16.27 m² and 8.66 m², cellar 4.4 m².



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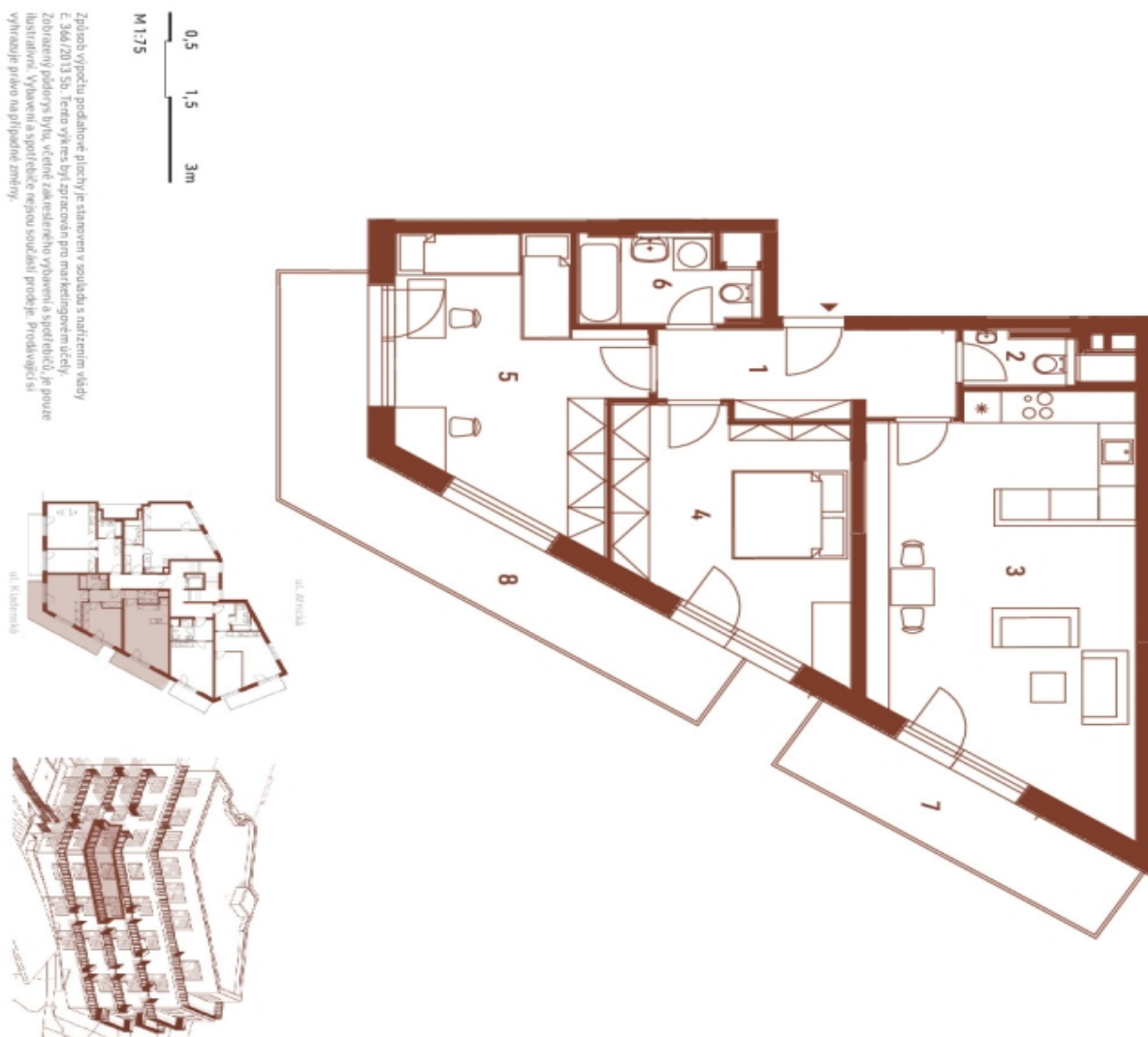
AFRICKÁ

Byt | Apt 3.3

| 3. NP 2nd floor | 3+kk 2 bdrn |
|-------------------------------|---------------|
| 1 Chodba Hallway | 7,57 m² |
| 2 WC WC | 1,74 m² |
| 3 Obývací pokoj Living room | 29,94 m² |
| 4 Ložnice Bedroom | 15,27 m² |
| 5 Pokoj Room | 17,12 m² |
| 6 Koupelna Bathroom | 4,50 m² |
| Užitná plocha Usable area | 76,14 m² |
| Podlahová plocha Floor area | 80,28 m² |
| 7 Balkon Balcony | 8,66 m² |
| 8 Balkon Balcony | 16,27 m² |
| Celková plocha Total area | 105,21 m² |

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