



## Apartment Two-bedroom (3+kk)

€ 671 400 | CZK 16 550 000

80.28 m², Prague 6, Vokovice, Africká







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Total area	101 m²
Floor area*	80 m²
Balcony	21 m²
Parking	Parking space in a car stacker
Cellar	5 m²
PENB	B
Reference number	107805

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.

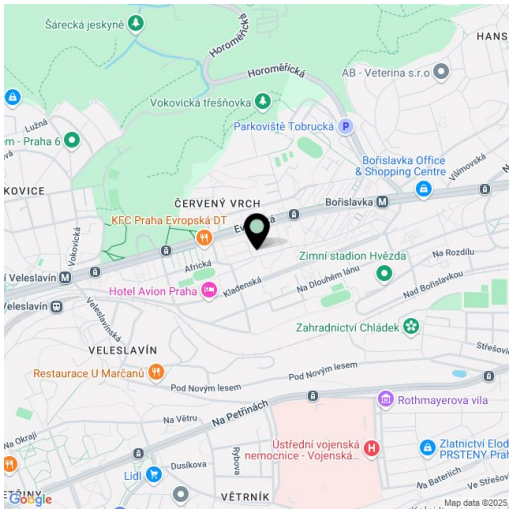
The well-arranged layout of this apartment, located on the 3rd floor, consists of a living room with a kitchen preparation, two bedrooms, a bathroom, a separate toilet, and an entrance hallway. All rooms have access to one of the **two balconies**.

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 14.46 m² and 6.16 m², cellar 5.24 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 | Apt 4.3

4. NP | 3rd 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	Pokoj   Room	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

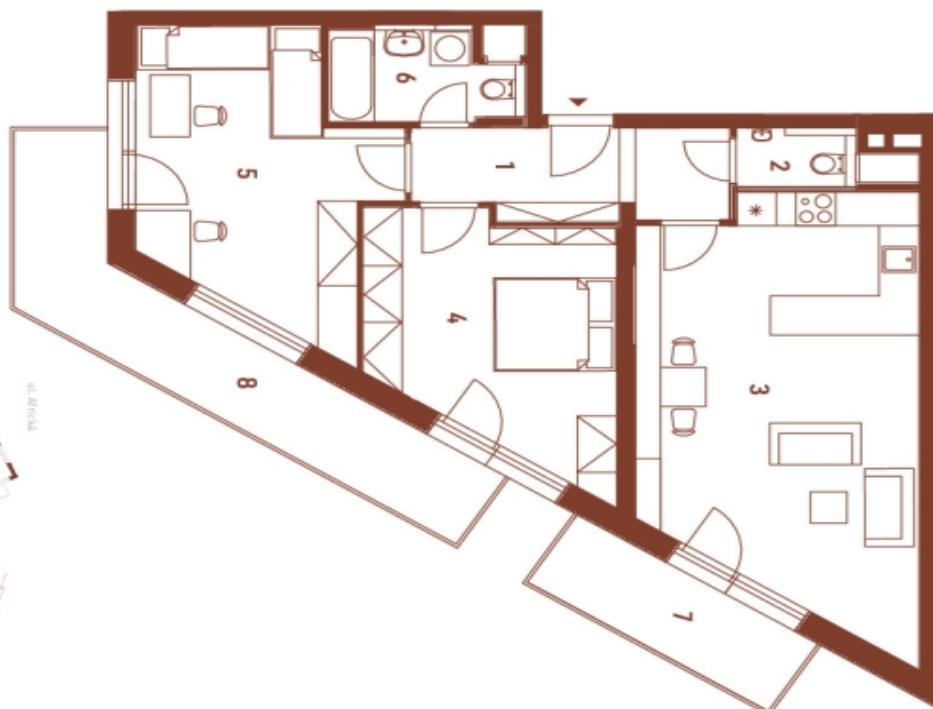
7	Balkon   Balcony	6,16 m²
8	Balkon   Balcony	14,46 m²

Celková plocha | Total area 100,09 m²

EXKLUZIVNÍ ZASTOUPENÍ  
EXCLUSIVE REPRESENTATION

svoboda&williams | CHRISTIE'S  
INTERNATIONAL REAL ESTATE

0,5 1,5 3m  
M 1:75



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