



Apartment Studio (1+kk)

Sold

36.29 m², Prague 6, Vokovice, Africká





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Total area	45 m²
Floor area*	36 m²
Balcony	9 m²
Parking	-
Cellar	2 m²
PENB	B
Reference number	107788

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.

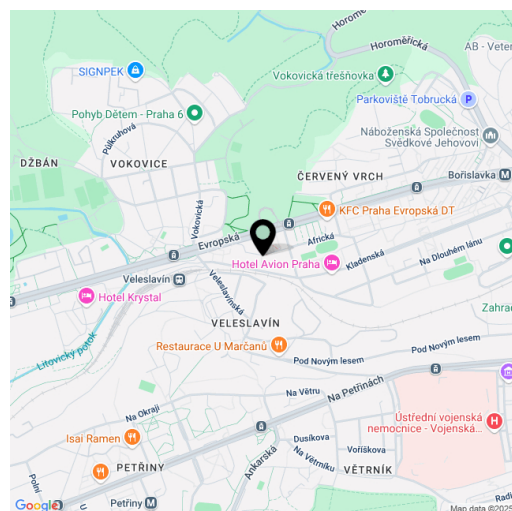
The layout of the apartment, located on the 1st floor, consists of a living room with a kitchen preparation area, a bathroom (with a shower, toilet, sink, and washing machine connection), and an entry hall. The living area has access to a **balcony**.

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 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 36.29 m², balcony 8.66 m², cellar 1.65 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 | Apt2.4

2. NP | 1st floor1+kk | studio

1Chodba | Hallway3,92 m²

2Obývací pokoj | Living room26,23 m²

3Koupelna | Bathroom3,93 m²

4Balkon | Balcony8,66 m²

Užitná plocha | Usable area34,08 m²

Podlahová plocha | Floor area36,29 m²

Celková plocha | Total area44,95 m²

0,51,53m

M 1:75

Způsob výpočtu podlahové plochy je stanoven v souladu s nařízením vlády č. 366/2013 Sb. Tento výkres byl zpracován pro marketingové účely. Zobrazení podlahy bytu, včetně zakresleného vybavení a spotřebičů, je pouze ilustrativní. Vybavení a spotřebiče nejsou součástí prodeje. Prodávající si vyhrazuje právo na případné změny.

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