



## Apartment Studio (1+kk)

Sold

36.29 m<sup>2</sup>, Prague 6, Vokovice, Africká

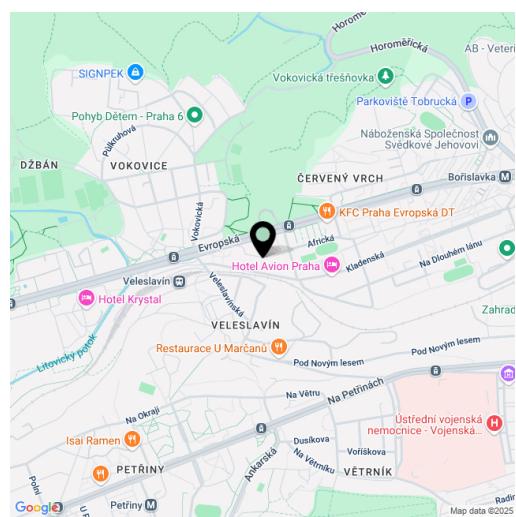




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Total area	45 m <sup>2</sup>
Floor area*	36 m <sup>2</sup>
Balcony	9 m <sup>2</sup>
Parking	-
Cellar	2 m <sup>2</sup>
PENB	B
Reference number	107788



**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 m<sup>2</sup>, balcony 8.66 m<sup>2</sup>, cellar 1.65 m<sup>2</sup>.

\* 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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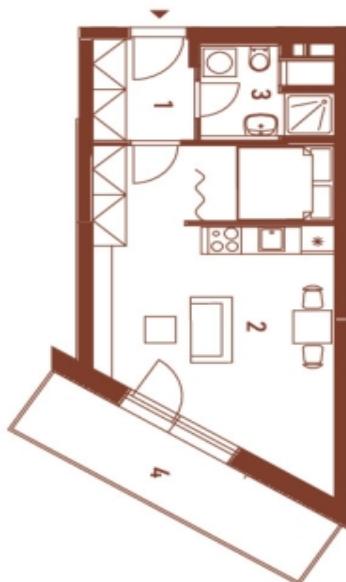
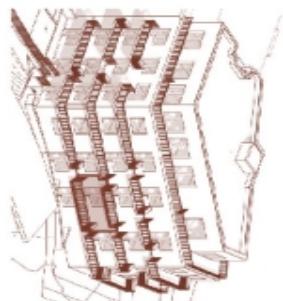
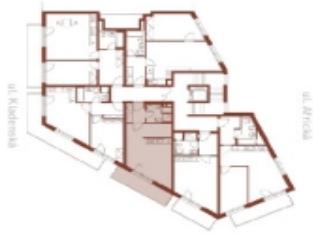
Byt | Apt

2.4

2. NP | 1st floor 1+kk | studio

1 Chodba | Hallway 3,92 m<sup>2</sup>  
2 Obývací pokoj | Living room 26,23 m<sup>2</sup>  
3 Koupelna | Bathroom 3,93 m<sup>2</sup>Užitná plocha | Usable area 34,08 m<sup>2</sup>  
Podlahová plocha | Floor area 36,29 m<sup>2</sup>4 Balkon | Balcony 8,66 m<sup>2</sup>Celková plocha | Total area 44,95 m<sup>2</sup>0,5 1,5 3m  
M 1:75

Způsob výpočtu podlahové plochy je stanoven s souladu s nařízeninou výdý č. 366/2013 Sb. Tento výkres byl zpracován pro marketingovém účelu. Zobrazený půdorys bytu, včetně zákoněvně vyplaveného součtu, je pouze ilustrativní. Výkres a jeho součet nejsou součástí prodeje. Prodavající si vyhlašuje právo na případné změny.



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