



## Apartment One-bedroom (2+kk)

Sold

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.

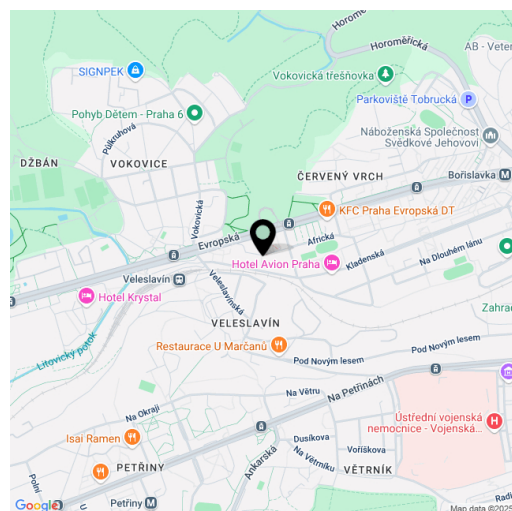
The layout of the apartment, located on the 2nd floor, consists of a living room with a kitchen preparation area, a bedroom, a bathroom (with a bathtub, toilet, sink, and washing machine connection), and an entry hall. The living room has access to a **balcony**.

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 | Apt 3.5

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

1 Chodba | Hallway 4,41 m²

2 Obývací pokoj | Living room 22,47 m²

3 Pokoj | Room 12,29 m²

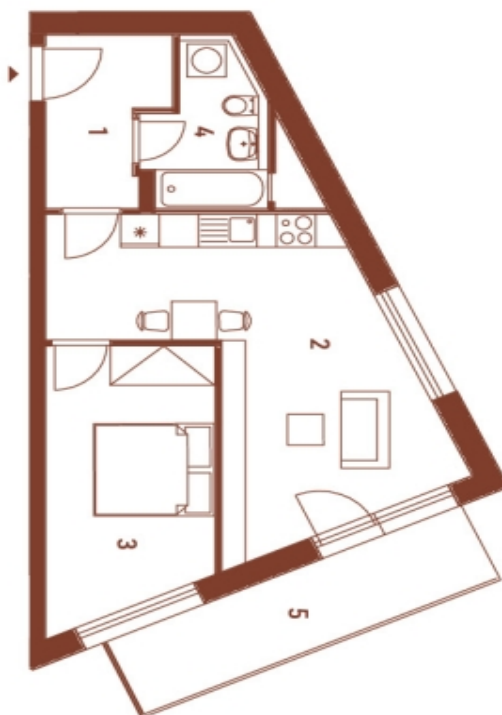
4 Koupelna | Bathroom 4,83 m²

Užitná plocha | Usable area 44,00 m²

Podlahová plocha | Floor area 47,26 m²

5 Balkon | Balcony 8,48 m²

Celková plocha | Total area 55,74 m²

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