



Apartment One-bedroom (2+kk)

Sold

43.99 m², Prague 6, Vokovice, Africká



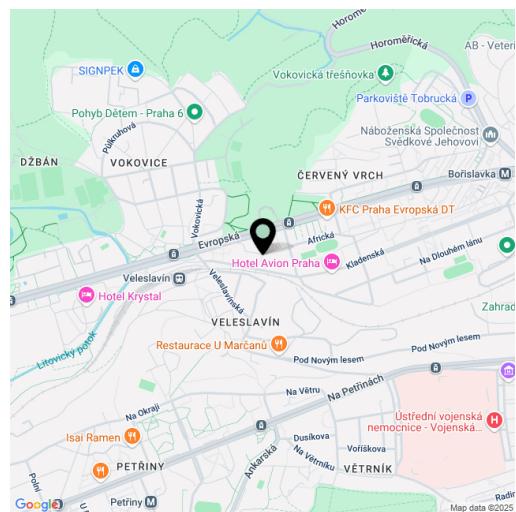


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Total area	60 m ²
Floor area*	44 m ²
Balcony	16 m ²
Parking	Parking space in a car lift system
Cellar	3 m ²
PENB	B
Reference number	107799



* 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 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 bedroom, a bathroom (with a bathtub, toilet, sink, and washing machine connection), and an entry hall. The living areas have 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 43.99 m², balcony 16.27 m², cellar 2.63 m².



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Byt | Apt

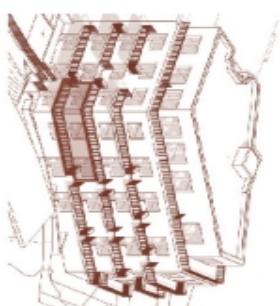
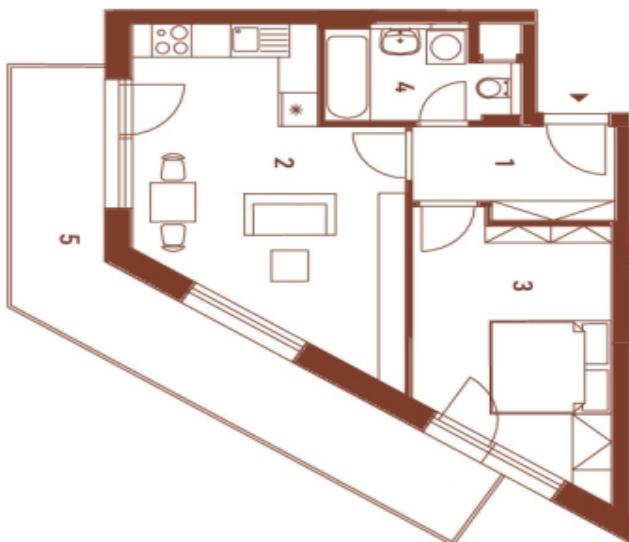
2.3

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

1	Chodba Hallway	4,81 m ²
2	Obývací pokoj Living room	19,75 m ²
3	Pokoj Room	12,69 m ²
4	Koupelna Bathroom	4,52 m ²

Užitná plocha Usable area	41,77 m ²
Podlahová plocha Floor area	43,99 m ²
Celková plocha Total area	60,26 m ²

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



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