



Apartment One-bedroom (2+kk)

Sold

53.6 m², Prague 6, Vokovice, Africká





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Total area	62 m²
Floor area*	54 m²
Balcony	8 m²
Parking	Parking space in a car lift system
Cellar	3 m²
PENB	B
Reference number	107800

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.

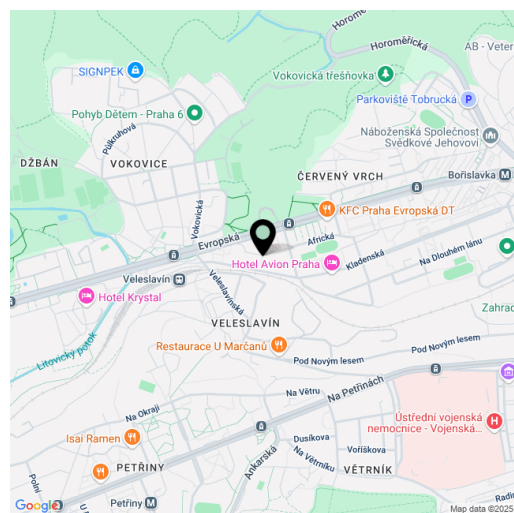
The layout of the apartment, located on the 1st floor, consists of a living room with a kitchen preparation area, a bedroom, a bathroom (with a bathtub, toilet, and sink), and an entry hall. The living areas have access to a south-facing balcony.

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 53.60 m², balcony 9.89 m², cellar 2.76 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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Byt Apt		2.2
2. NP 1st floor	2+kk 1 bdrmm	
1 Chodba Hallway	9,18 m ²	
2 Obývací pokoj Living room	24,68 m ²	
3 Pokoj Room	12,97 m ²	
4 Koupelna Bathroom	4,46 m ²	
Užitná plocha Usable area		51,29 m ²
Podlahová plocha Floor area		53,60 m ²
5 Balkon Balcony	9,89 m ²	
Celková plocha Total area		63,49 m ²

AFRICKÁ

Byt | Apt

2.2

2. NP | 1st floor

2+k | 1 bdrm

1 Chodba | Halfway

9,18 m²

2 Obývací pokoj | Living room

24,68 m²

3 Pokoj | Room

12,97 m²

4 Koupelna | Bathroom

 $4,46 \text{ m}^2$

Užitná plocha | Usable area

51,29 m²

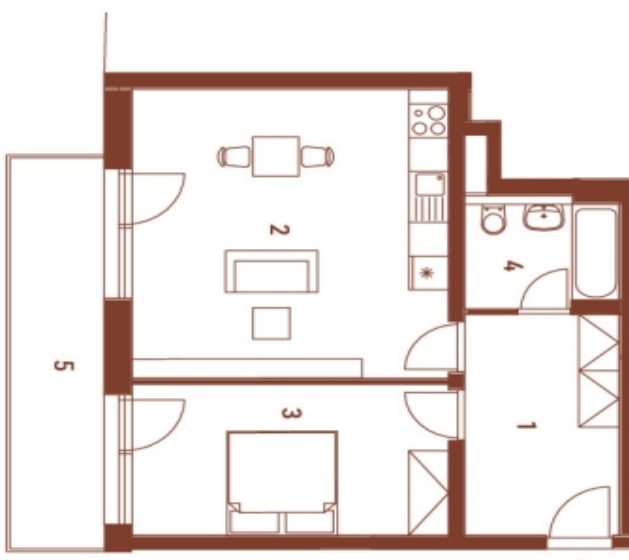
Podlahová plocha | Floor area

53,60 m²

5 Balkon | Balcony

9,89 m³

Celková plocha | Total area

63,49 m²

Způsob výpočtu podlahové plochy je stanoven v souhlavě s nariadením vlády č. 366/2013 Sb. Tento výkres byl zpracován pro marketingové účely. Zobrazení podlahy bylo, včetně kalistového vybarvení a spojitosti, je pouze ilustrativní. Vybavení a spojitosti nejsou součástí projektu. Prodávající si vyhrazuje právo na případné změny.

