



Apartment One-bedroom (2+kk)

Sold

43.51 m², Prague 6, Vokovice, Africká





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Total area	59 m²
Floor area*	44 m²
Terrace	15 m²
Front garden	16 m²
Parking	-
Cellar	2 m²
PENB	B
Reference number	107803

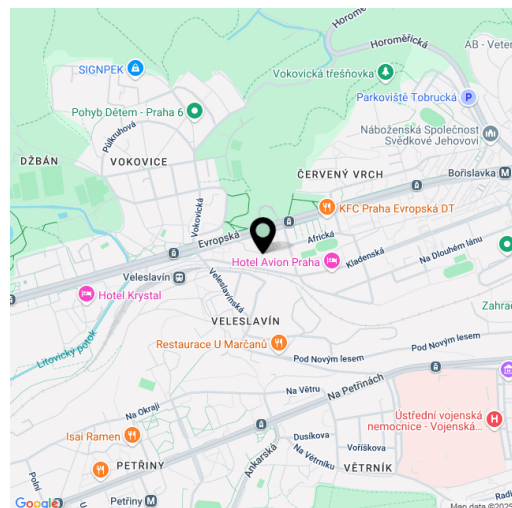
This new apartment with a garden terrace and front garden is being developed in a small residential project set on a side street in Prague 6 – Vokovice, close to the metro and a vast nature park. The planned completion date is Q2 2026.

The layout of the apartment, located on the ground 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 opens onto a **south-facing garden with a terrace**.

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 43.51 m², front garden with a terrace 30.03 m², cellar 1,80m².



* 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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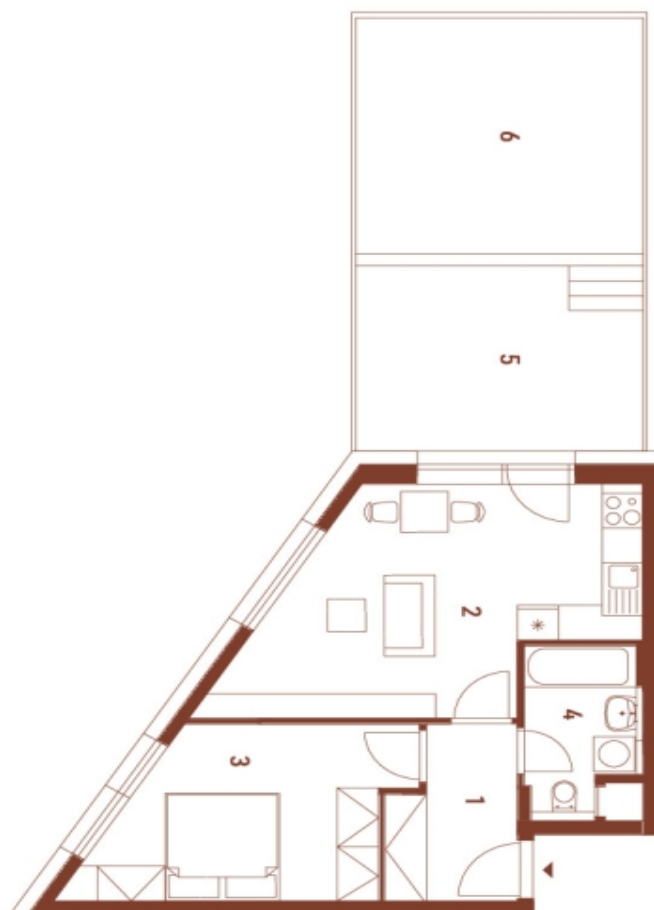
AFRICKÁ

Byt | Apt 1.3

1. NP ground floor	2+kk 1 bdrm
1 Chodba Hallway	5,35 m²
2 Obývací pokoj Living room	19,17 m²
3 Pokoj Room	12,25 m²
4 Koupelna Bathroom	4,48 m²
Užitná plocha Usable area	41,25 m²
Podlahová plocha Floor area	43,51 m²
5 Terasa Terrace	15,40 m²
6 Předzahrádka Garden	16,00 m²
Celková plocha Total area	74,91 m²

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

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