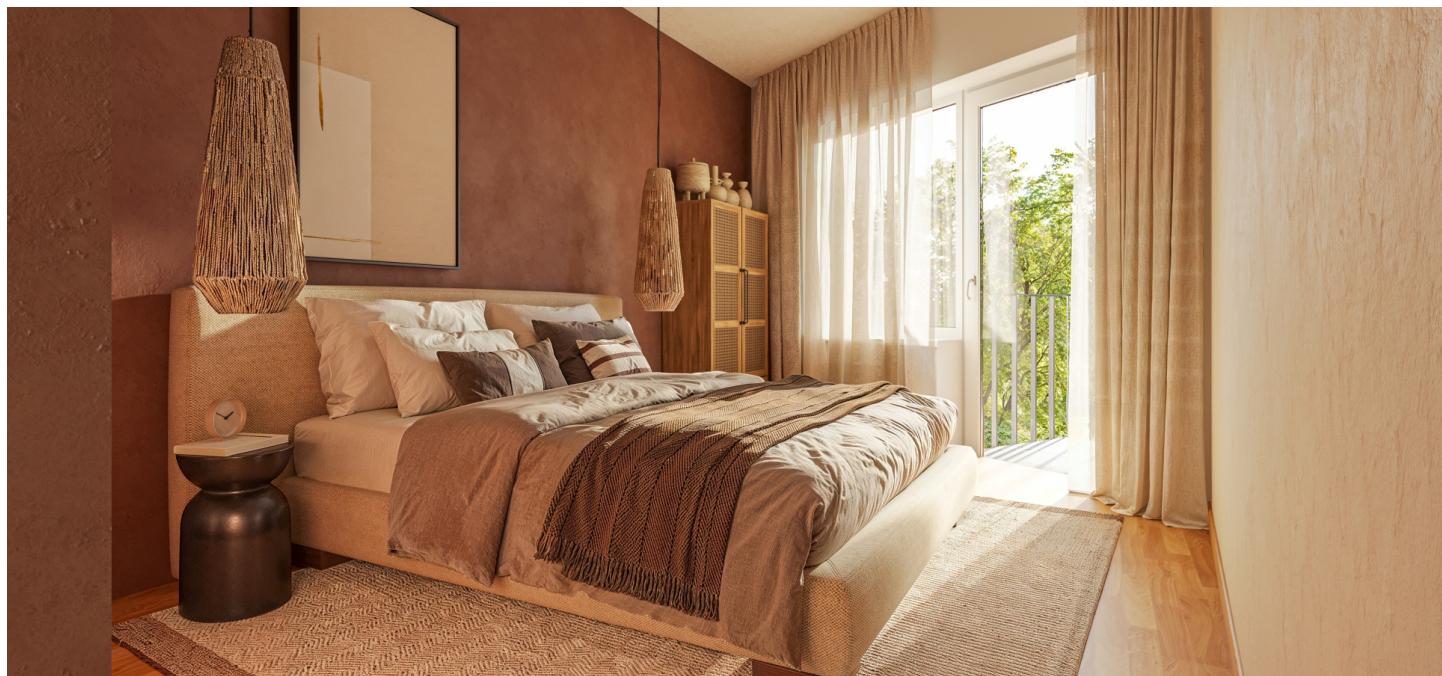




## Apartment Two-bedroom (3+kk)

Sold

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



 AFRICKÁ

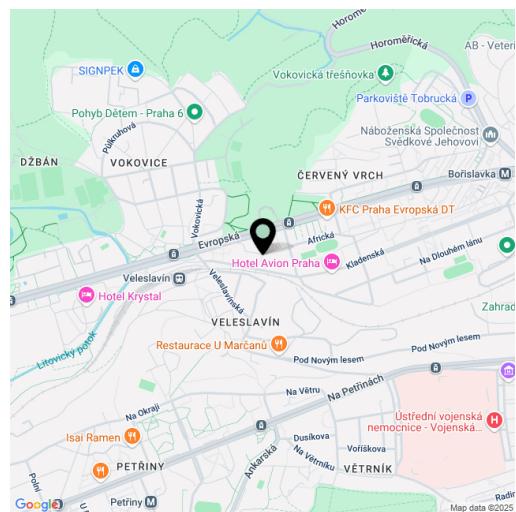


## Apartment Two-bedroom (3+kk)

Sold

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

Total area	101 m <sup>2</sup>
Floor area*	80 m <sup>2</sup>
Balcony	21 m <sup>2</sup>
Parking	Parking space in a car stacker
Cellar	5 m <sup>2</sup>
PENB	B
Reference number	107805



\* 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 two southeast-facing balconies and parking is in a small residential project emerging on a side street near the metro and close to a vast nature park. The planned completion date is Q2 2026.**

The well-arranged layout of this apartment, located on the 3rd floor, consists of a living room with a kitchen preparation, two bedrooms, a bathroom, a separate toilet, and an entrance hallway. All rooms have access to one of the **two balconies**.

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 **parking space in a car stacker** and 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 80.28 m<sup>2</sup>, balconies 14.46 m<sup>2</sup> and 6.16 m<sup>2</sup>, cellar 5.24 m<sup>2</sup>.



## Apartment Two-bedroom (3+kk)

Sold

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

AFRICKÁ

Byt | Apt

4.3

4. NP | 3rd floor      3+kk | 2 bdrm

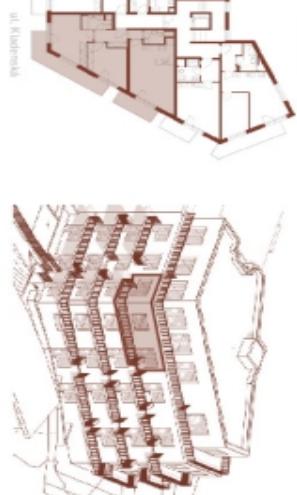
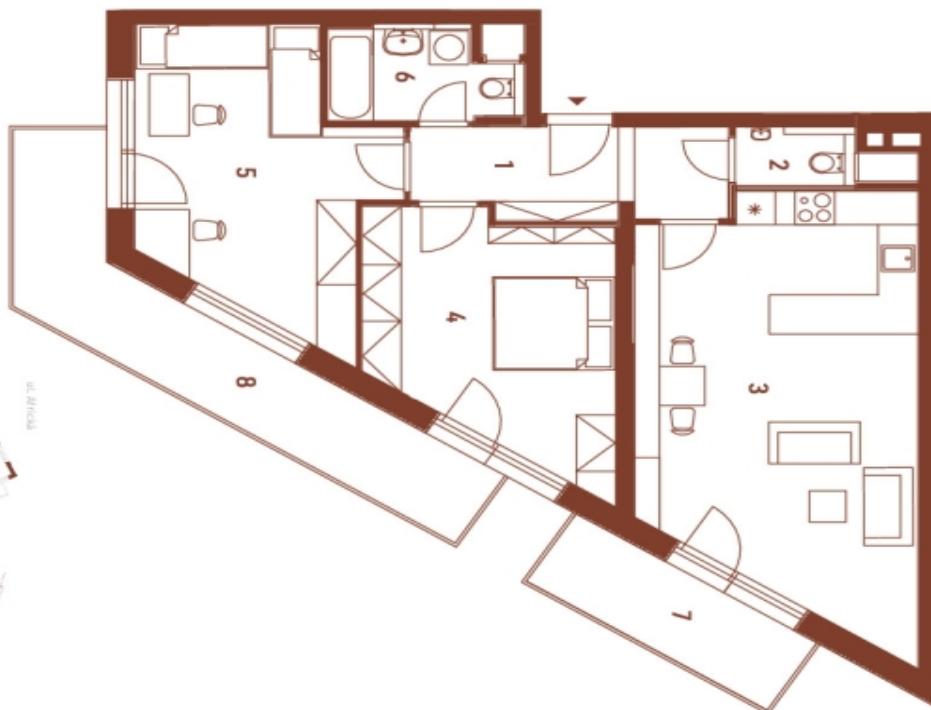
1	Chodba   Hallway	7,57 m <sup>2</sup>
2	WC   WC	1,74 m <sup>2</sup>
3	Obyvaci pokoj   Living room	29,94 m <sup>2</sup>
4	Pokoj   Room	15,27 m <sup>2</sup>
5	Pokoj   Room	17,12 m <sup>2</sup>
6	Koupelna   Bathroom	4,50 m <sup>2</sup>

Užitná plocha | Usable area      76,14 m<sup>2</sup>  
Podlahová plocha | Floor area      80,28 m<sup>2</sup>

7      Balkon | Balcony      6,16 m<sup>2</sup>  
8      Balkon | Balcony      14,46 m<sup>2</sup>

Celková plocha | Total area      100,09 m<sup>2</sup>

0,5      1,5      3m  
M 1:75



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