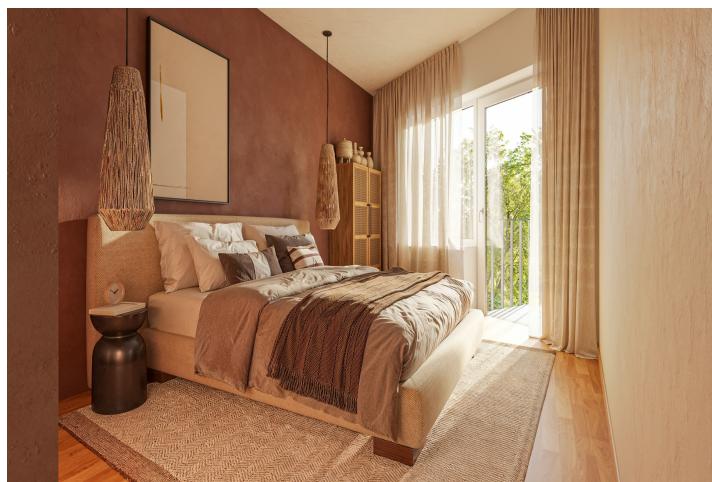




Apartment Three-bedroom (4+kk)

€ 1 025 062 | CZK 24 950 000

117 m², Prague 6, Vokovice, Africká



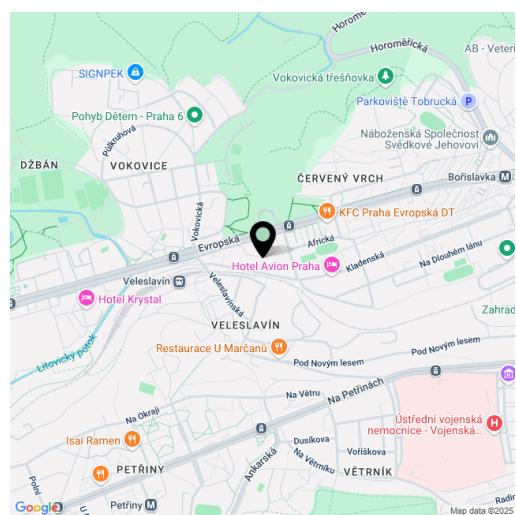


Apartment Three-bedroom (4+kk)

€ 1 025 062 | CZK 24 950 000

117 m², Prague 6, Vokovice, Africká

Total area	177 m ²
Floor area*	117 m ²
Terrace	60 m ²
Parking	Parking space in a car stacker.
Cellar	Yes
PENB	B
Reference number	109459



* 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 spacious apartment with a terrace running along the entire length of the unit and parking, located in a new boutique residential project in a sought-after part of Prague 6 – Veleslavín, is on a quiet side street near the metro and close to a large natural park. Planned completion date: Q2 2026.

A well-designed layout of this over-100 m² apartment, located on the top 4th floor, includes a living room with kitchen hookups, a master bedroom with en-suite bathroom (washbasin, toilet, shower), two additional bedrooms, a second bathroom (with washbasin, bathtub, toilet, and washing machine hookup), a storage room, and an entrance hallway. All rooms have direct access to a **magnificent terrace**.

The standard features include **two-layer wooden floors by Solitaire Parket**, large-format tiles, NEXT fire-resistant entrance door (security class III), plastic windows with **triple glazing** and **preparation for external aluminum blinds**, a video intercom, and pre-installation for indoor cooling units. The purchase price includes **one parking space in a car stacker** and a **cellar**. The energy-efficient building (**class B**) will be equipped with an **elevator**.

The project is located in an excellent area of **Prague 6 – Vokovice**, near the Nádraží Veleslavín public transport hub, which offers easy connections between the metro, trams, buses, trolleybuses, trains, and the **future express rail line** to the airport. The Prague Ring Road is easily accessible by car. In the immediate vicinity are kindergartens and primary schools; a **high school, Waldorf and Montessori schools** are also within walking distance. Nearby you'll find shops including a supermarket, cafés, restaurants, and a pharmacy. The surroundings offer green spaces with children's and workout playgrounds, and the large **Šárka** nature park and **Džbán reservoir** are just a short walk away.

Floor area 117 m², terrace 59.83 m², cellar.



Apartment Three-bedroom (4+kk)

117 m², Prague 6, Vokovice, Africká

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AFRICKÁ

Byt | Apt

5.2

5. NP | 4th floor
4+kk | 3 bdrm

1	Chodba Hallway	10,55 m ²
2	Pokoj Room	12,03 m ²
3	Obyvací pokoj Living room	34,02 m ²
4	Pokoj Room	15,16 m ²
5	Ložnice Bedroom	20,66 m ²
6	Koupelna Bathroom	4,15 m ²
7	Koupelna Bathroom	5,98 m ²
8	Komora Utility room	1,65 m ²

Užitná plocha | Usable area
Podlahová plocha | Floor area

104,20 m²
117,00 m²

9 Terasa | Terrace

59,83 m²

Celková plocha | Total area

176,83 m²

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byly, nebyly zahrnovány výdajem výdajem. Výdaje
a nájemné náklady včetně pravidelného výdaje na plnění mimo

