



## Apartment Three-bedroom (4+kk)

€ 1 025 062 | CZK 24 950 000

117 m², Prague 6, Vokovice, Africká







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Total area	177 m²
Floor area*	117 m²
Terrace	60 m²
Parking	Parking space in a car stacker.
Cellar	Yes
PENB	B
Reference number	109459

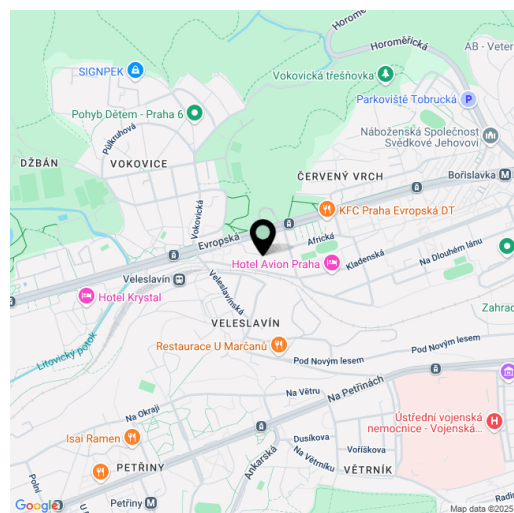
This spacious apartment with a terrace running along the entire length of the unit and parking, located in a new boutique residential project in a sought-after part of Prague 6 – Veleslavín, is on a quiet side street near the metro and close to a large natural park. Planned completion date: Q2 2026.

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 Solitare 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.



\* 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 5.2

5. NP   4th floor	4+kk   3 bdrn
1 Chodba   Hallway	10,55 m²
2 Pokoj   Room	12,03 m²
3 Obývací pokoj   Living room	34,02 m²
4 Pokoj   Room	15,16 m²
5 Ložnice   Bedroom	20,66 m²
6 Koupelna   Bathroom	4,15 m²
7 Koupelna   Bathroom	5,98 m²
8 Komora   Utility room	1,65 m²
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	

EXKLUZIVNÍ ZASTOUPENÍ  
EXCLUSIVE REPRESENTATION

svoboda&williams | CHRISTIE'S  
INTERNATIONAL REAL ESTATE



Žebříček výšky podlaží je uveden v tabulce s technickými údaji  
č. 864/2013 Sb. (technický výkres) a v technickém výkresu střešní konstrukce  
bytu, včetně zobrazení výhledu a výtahové šachty. Všechny  
a opatření k nim jsou uvedeny v příloze. Provozní a výhledové plány a výhledové



0,5 1,5 3m  
M 1:100

