



Apartment Studio (1+kk)

32.19 m², Prague 6, Vokovice, Africká

€ 246 465 | CZK 6 100 000





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Total area	38 m²
Floor area*	32 m²
Balcony	6 m²
Parking	-
Cellar	2 m²
PENB	B
Reference number	107784

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.

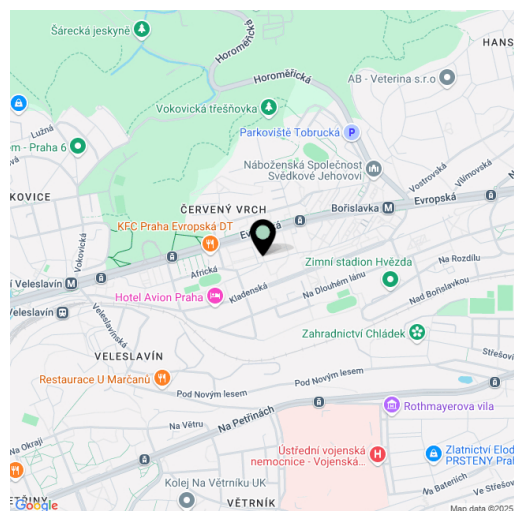
The layout of the apartment, located on the 2nd floor, consists of a living room with a kitchen preparation area, a bathroom (with a shower, toilet, sink, and washing machine connection), and an entry hall. The living area has access to a **balcony**.

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 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 32.19 m², balcony 6 m², cellar 1.7 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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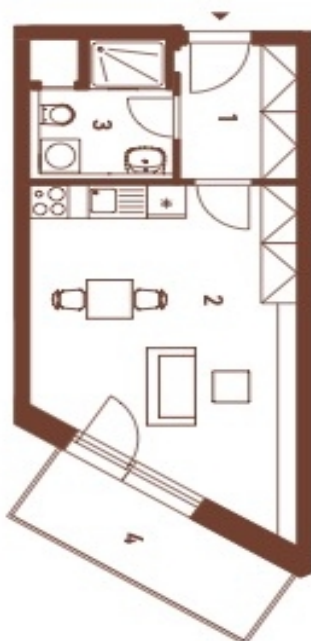
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AFRICKÁ

Byt | Apt 3.4

3. NP 2nd floor	1+kk studio
1 Chodba Hallway	4,41 m²
2 Obývací pokoj Living room	21,26 m²
3 Koupelna Bathroom	4,66 m²
Užitná plocha Usable area	30,33 m²
Podlahová plocha Floor area	32,19 m²
4 Balkon Balcony	6,00 m²
Celková plocha Total area	38,19 m²

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Způsob výpočtu podlahové plochy je stanoven v souladu s nařízením vlády č. 396/2013 Sb. Touto výkres bytů pracováno pro potřebu orientační účely. Zobrazený podoba bytu, včetně zobrazení vybavení a spotřebičů, je pouze ilustrativní. Vybavení a spotřebiče nejsou součástí prodeje. Prodávající si vyhrazuje právo na případné změny.

