



Apartment Studio (1+kk)

42.06 m², Prague 6, Vokovice, Africká

€ 319 192 | CZK 7 900 000





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Total area	42 m²
Front garden	7 m²
Parking	-
Cellar	-
PENB	B
Reference number	107791

This semi-residential unit with a 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 preparation for a kitchen, an entry hall, and a bathroom. The living area is adjacent to the front garden.

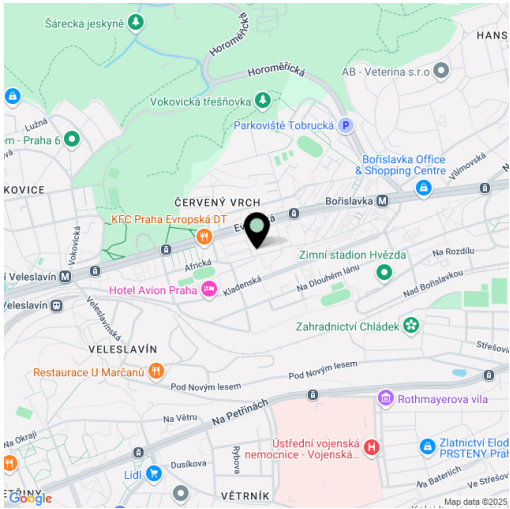
Facilities include Solitaire Parket two-layer wooden floors, large-format tiles, NEXT Class III security fire-resistant entrance doors, plastic windows with insulated triple glazing and a preparation for exterior aluminum blinds, a video intercom, and a preparation for interior cooling units.

The 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.

Usable area 42.06 m², front garden 6.72 m²

Subject to special legal conditions.

* 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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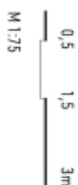
Atelier

1.4

1. NP ground floor	1+kk studio
1 Chodba Hallway	3,96 m ²
2 Obývací pokoj Living room	18,66 m ²
3 Spací zóna Sleeping area	12,92 m ²
4 Koupelna Bathroom	3,82 m ²
Užitná plocha Usable area	39,36 m ²
Podlahová plocha Floor area	42,06 m ²
5 Předzahrádka Garden	6,72 m ²
Celková plocha Total area	48,78 m ²

EXKLUZIVNÍ ZASTOUPENÍ
EXCLUSIVE REPRESENTATION

svoboda&williams | CHRISTIE'S
MITHRAS/CONC. JEAL HETTER



Základní výpisu o podílné plochy je stanovem v souladu s neživním vkladu č. 366/2013 § 50. Tento výpis je zápisem pro marněním účely. Základní výpisu o podílné plochy je stanovem v souladu s neživním vkladu č. 366/2013 § 50. Tento výpis je zápisem pro marněním účely.

