



Apartment One-bedroom (2+kk)

€ 458 990 | CZK 11 360 000

53.6 m², Prague 6, Vokovice, Africká





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Total area	62 m²
Floor area*	54 m²
Balcony	8 m²
Parking	Parking space in a car stacker
Cellar	4 m²
PENB	B
Reference number	107793

This new apartment with a balcony 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.

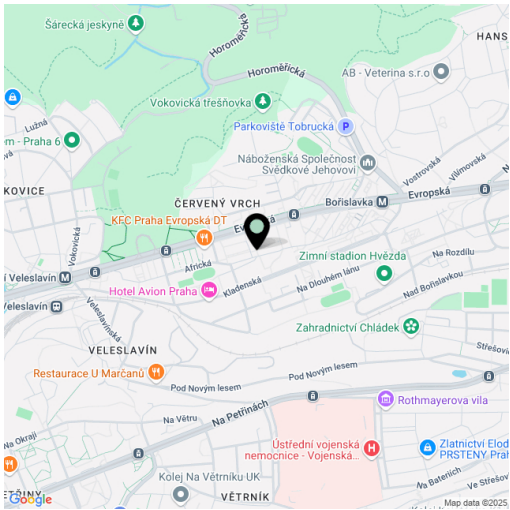
The layout of the apartment, located on the 1st floor, consists of a living room with a kitchen preparation area, a bedroom, a bathroom (with a bathtub, toilet, sink, and washing machine connection), and an entry hall. The living areas have access to a balcony.

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 purchase price includes 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 Veveslavín 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 53.60 m², balcony 8.36 m², cellar 3.82 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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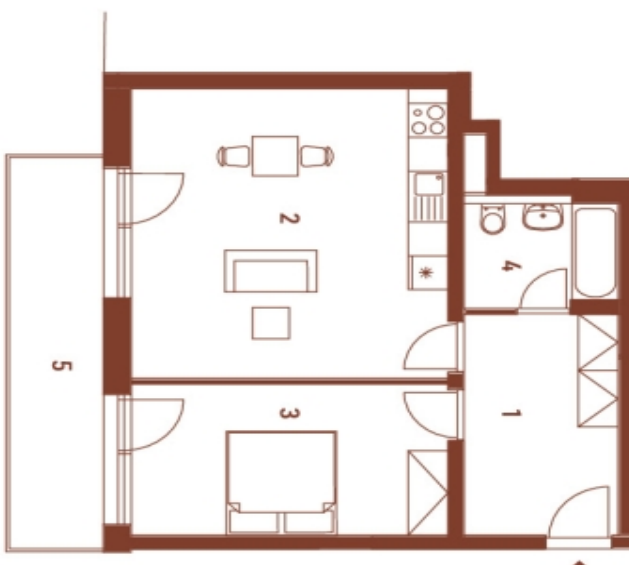
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Byt | Apt 4.2

4. NP 3rd floor	2+kk 1 bdr
1 Chodba Hallway	9,18 m ²
2 Obývací pokoj Living room	24,68 m ²
3 Pokoj Room	12,97 m ²
4 Koupelna Bathroom	4,46 m ²
Užitná plocha Usable area	51,29 m ²
Podlahová plocha Floor area	53,60 m ²
5 Balkon Balcony	8,36 m ²
Celková plocha Total area	61,96 m ²

EXKLUZIVNÍ ZASTOUPENÍ
EXCLUSIVE REPRESENTATION

svobodafwilliams | CHRISTIE'S
INTERNATIONAL, INC. ESTD



Způsob výpočtu podlahové plochy je stanoven v souladu s níže uvedenými
§ 366/2013 Sb. Tento výkres byl zpracován pro měřičské účely.
Zobrazeny plochy byly včetně kalibračního vyjádření a spočítány je pouze
ilustrativně, a spočítané nejsou součástí projektu. Prodávající si
vychází ze svého na případné změny.

