



Apartment One-bedroom (2+kk)

€ 387 879 | CZK 9 600 000

51.92 m², Prague 6, Vokovice, Africká





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Total area	52 m²
Parking	Parking space in a car stacker
Cellar	3 m²
PENB	B
Reference number	107801

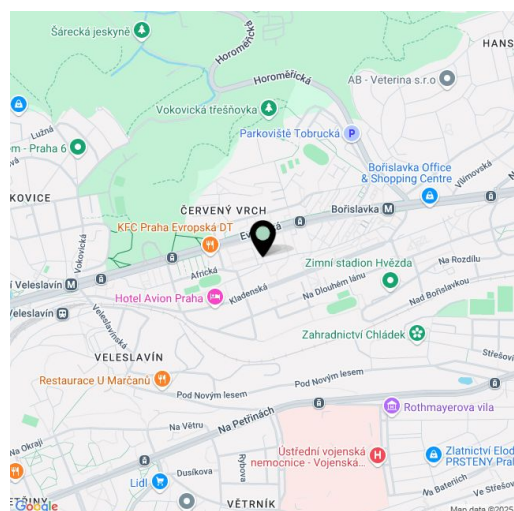
This new apartment is being developed in a small residential project set on a side street in Prague 6 – Vokovice, close to the metro and a vast nature park. The planned completion date is Q2 2026.

The layout of the apartment, located on the 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.

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 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 51.92 m², cellar 2.91 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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AFRICKÁ

Byt | Apt2.1

2. NP 1st floor	2+kk 1 bdrm
1 Chodba Hallway	5,80 m²
2 Obývací pokoj Living room	24,89 m²
3 Pokoj Room	14,15 m²
4 Koupelna Bathroom	5,16 m²
Užitná plocha Usable area50,00 m²	
Podlahová plocha Floor area51,92 m²	
Celková plocha Total area51,92 m²	

EXKLUZIVNÍ ZASTOUPENÍ
EXCLUSIVE REPRESENTATION

svoboda&williams | CHRISTIE'S
INTERNATIONAL REAL ESTATE

0,51,53m

M 1:75

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UL. AFRICKÁ

UL. KROKOVSKÁ