



## Apartment Two-bedroom (3+kk)

€ 642 424 | CZK 15 900 000

80.28 m², Prague 6, Vokovice, Africká





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Total area	105 m²
Floor area*	80 m²
Balcony	25 m²
Parking	Parking space in a car lift system
Cellar	4 m²
PENB	B
Reference number	107804

This new apartment with two southeast-facing balconies 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.

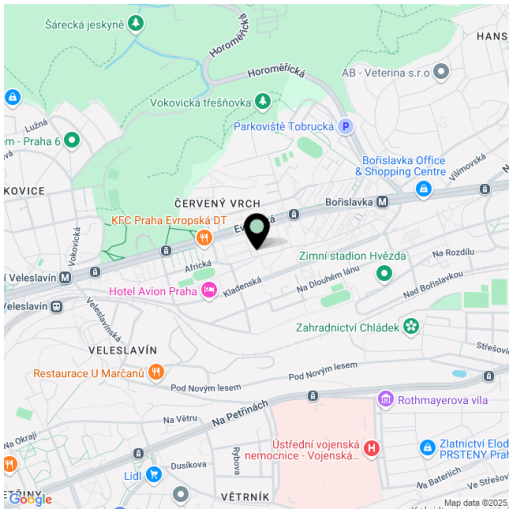
The well-arranged layout of this apartment, located on the 2nd floor, consists of a living room with a kitchen preparation, two bedrooms, a bathroom, a separate toilet, and an entrance hallway. All rooms have access to one of the **two balconies**.

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 **parking space in a car stacker** and 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 80.28 m², balconies 16.27 m² and 8.66 m², cellar 4.4 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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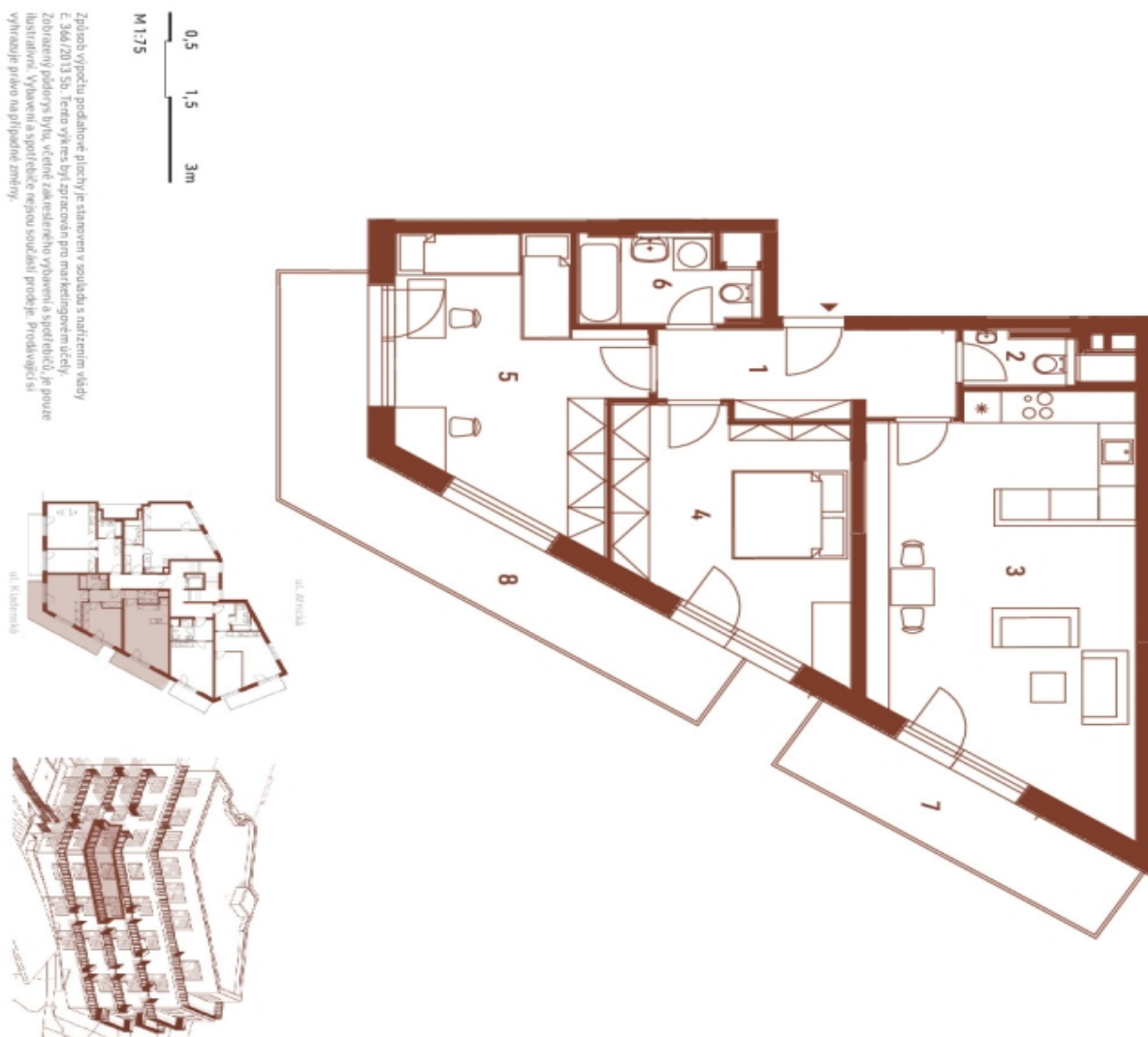
# AFRICKÁ

## Byt | Apt 3.3

3. NP   2nd floor	3+kk   2 bdrn
1 Chodba   Hallway	7,57 m²
2 WC   WC	1,74 m²
3 Obývací pokoj   Living room	29,94 m²
4 Ložnice   Bedroom	15,27 m²
5 Pokoj   Room	17,12 m²
6 Koupelna   Bathroom	4,50 m²
Užitná plocha   Usable area	76,14 m²
Podlahová plocha   Floor area	80,28 m²
7 Balkon   Balcony	8,66 m²
8 Balkon   Balcony	16,27 m²
Celková plocha   Total area	105,21 m²

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