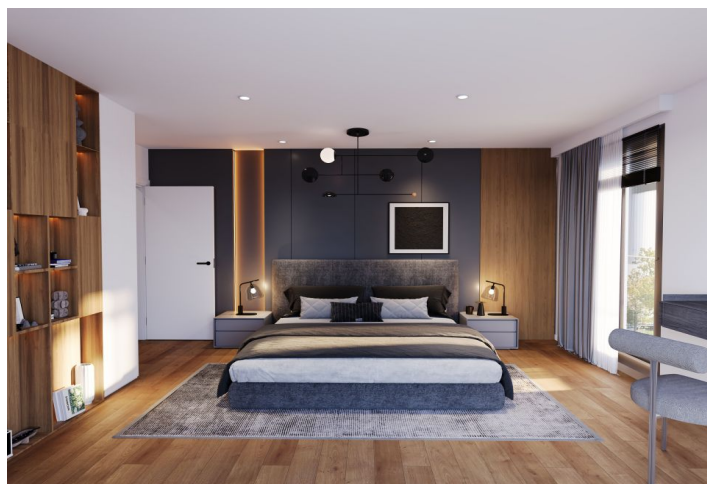


Apartment One-bedroom (2+kk)

€ 410 436 | CZK 10 265 000

62 m², Prague 4, Michle, U Michelského mlýna

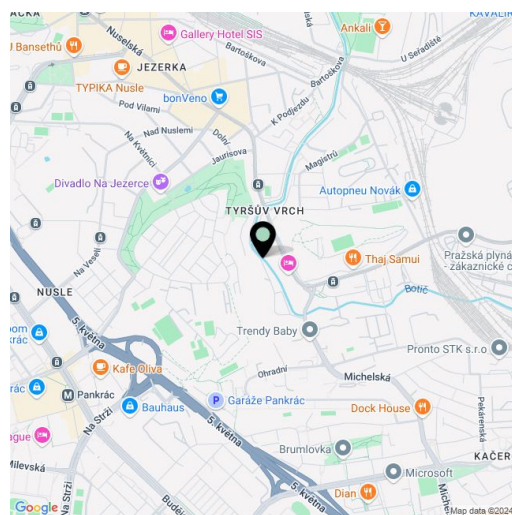


Apartment One-bedroom (2+kk)

€ 410 436 | CZK 10 265 000

62 m², Prague 4, Michle, U Michelského mlýna

Total area	115 m ²
Floor area*	62 m ²
Terrace	53 m ²
Parking	Yes
Cellar	2 m ²
PENB	B
Reference number	106505



* 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.

This new semi-residential unit with a more than fifty-meter terrace will be part of an apartment building with an elegant brick facade and parking, which is currently being built 270m from the Jezerka park and a 5-minute walk from the nearest tram stop. A quiet place full of greenery in Prague 4 is on the border of Michle, Nusle and Pankrác, just 12 minutes from the city center by public transport. Completion is scheduled for Q2/2026.

The area of the semi-residential unit on the ground floor (4.9 m above the pavement level) will be divided into a living room with a preparation for the kitchen, a bedroom, a bathroom, a separate toilet and a vestibule. Both rooms have access to a spacious north-facing terrace.

The high standard includes three-layer **Boen wooden floors**, large-area windows with **electrically controlled blinds**, **Villeroy & Boch** sanitary ware, **Hansgrohe** taps in matt black, large-format wall and floor tiles, fire-resistant entrance doors, interior doors **with concealed hinges and magnetic locks**, hot water **underfloor heating**, **heat recovery** and preparation for air conditioning. The purchase price includes a **cellar**. It is possible to purchase a garage space.

The Michelské údolí residential project is being built in a **quiet and green part of Prague 4**, in a one-way side street. The neighborhood is full of restaurants and shops, just a few steps away from the bus and tram stop. The **new metro line D** will increase the accessibility in the near future. You can quickly connect to the main road by car. The area offers a wide range of sports and **walk** possibilities in the countryside, the **Jezerka park** or **Tyršův hill** are nearby, and a **cycle path** runs directly around the residence.

Floor area 62 m², terrace 53.1 m², cellar 2.3 m².

62 m², Prague 4, Michle, U Michelského mlýnaMICHELSKÉ
ÚDOLÍ

Ateliér

Číslo bytu: 10.1

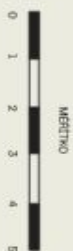
Podlaží: 1NP

Celková plocha bytu: 62,00 m²Užitná plocha bytu: 58,15 m²Terasa: 53,10 m²Sklepní kóje: 2,30 m²

č.m.	název místnosti	užitná plocha m ²
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01	PŘEDSÍŇ	7,30
02	KANCELÁŘ	15,10
03	KANCELÁŘ	22,90
04	KUCHYŇSKÝ KOUT	7,15
05	KOUPELNA	4,60
06	WC	1,10
07	TERASA	53,10

michelskeudoli.cz

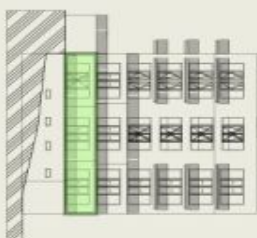


METRY

Poznámka: Plochy jednotlivých místností jsou pouze orientační. Vzhled azev zařízení v podkrovní (nabýtek, kuchyní nářadí, elektrické spotřebiče, atd.) není součástí dodávky. Rozsah dodávky, specifikace konstrukce, povrchové úpravy a vybavení jsou specifikovány ve smlouvě o prodeji, které je přílohou Smlouvy o budoucí kupní smlouvě. Vyznačení má pouze ilustrativní charakter. Developer si tímto vyhrazuje právo na případné změny úpravy či doplnění technického podrobného listu.



POLOHA BYTU



1NP