



## Apartment Three-bedroom (4+kk)

Sold

102.5 m<sup>2</sup>, Prague 4, Michle, U michelského mlýna





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Total area	137 m <sup>2</sup>
Floor area*	103 m <sup>2</sup>
Terrace	34 m <sup>2</sup>
Garden	62 m <sup>2</sup>
Parking	560 000 CZK
Cellar	6 m <sup>2</sup>
PENB	B
Reference number	106506

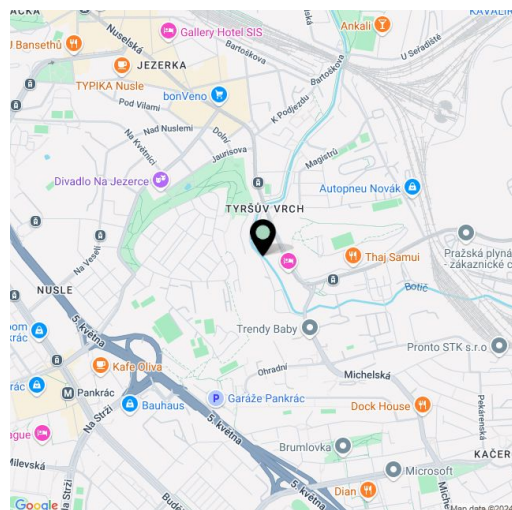
The above-standard finished apartment with a terrace and a garden will be located in the currently emerging residential project Michelské údolí on the border of Michle, Nusle and Pankrác, 5 minutes' walk from the tram stop and 270m from the Jezerka park. Completion is scheduled for Q2/2026.

The area of the apartment on the ground floor (4.9 m above the pavement level) will be divided into a spacious living room with a preparation for a kitchen, a pantry, 3 bedrooms, 2 bathrooms with a toilet, a **walk-in wardrobe** and a vestibule. A living room and one bedroom have access to a **south-facing garden**, and an **east-facing terrace** is accessible from two other bedrooms.

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 102,5 m<sup>2</sup>, terrace 34 m<sup>2</sup>, garden 61.5 m<sup>2</sup>, cellar 3.5 + 2 m<sup>2</sup>.



\* 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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## MICHELSKÉ ÚDOLÍ

### Byt 10.4

4 + KK INP

01	CHODBA	7,45
02	ŠATNA	3,45
03	KOUPELNA	3,80
04	POKOJ	10,75
05	POKOJ	13,10
06	POKOJ	10,90
07	OBYVAČÍ POKOJ	29,90
08	KUCHYNSKÝ KOUT	8,70
09	SPÍŽ S PRAČKOU	4,00
10	KOUPELNA	4,85

**Užitná plocha: 96,90 m<sup>2</sup>**  
**Podlahová plocha: 102,50 m<sup>2</sup>**

11	TERASA	34,00
12	PŘEDZAHŘÁDKA	61,50

**Celková plocha: 198,00 m<sup>2</sup>**  
**Sklepní kóje: 3,50 + 2,00 m<sup>2</sup>**

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