

Apartment Two-bedroom (3+kk)

€ 559 776 | CZK 14 000 000

77.3 m², Prague 4, Michle, U Michelského mlýna

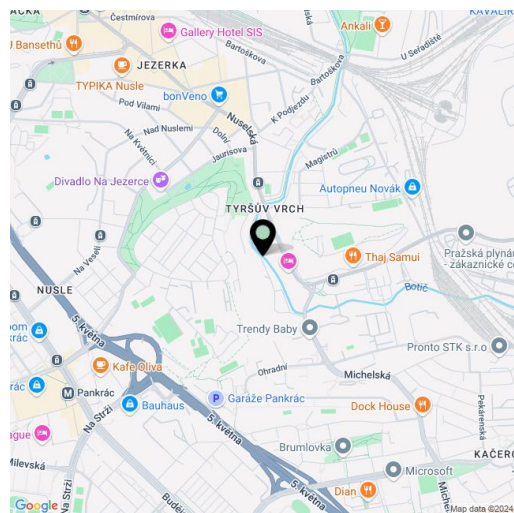


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Total area	136 m ²
Floor area*	77 m ²
Terrace	58 m ²
Garden	172 m ²
Parking	Yes
Cellar	4 m ²
PENB	B
Reference number	106571



* 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 apartment with an almost fifty-meter terrace and a garden 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 apartment on the 2nd floor will be divided into a living room with access to a **spacious east-facing terrace**, two bedrooms, a bathroom, a separate toilet and a vestibule. There will be preparation for the kitchen by the living room. One bedroom and vestibule have access to a west-facing **terrace and garden**.

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 77.3 m², terraces 46.8 and 11.4 m², garden 171.8 m², cellar 3.55 m².

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MICHELSKÉ ÚDOLÍ

Byt 30.1

3 + KK 3NP

01	PŘEDSÍŇ	14,75
02	POKOJ	13,65
03	POKOJ	14,00
04	WC	1,65
05	KOUPELNA	3,90
06	OBYVACÍ POKOJ S KK	23,80

Užitná plocha: 71,75 m²
Podlahová plocha: 77,30 m²

07	TERASA	46,80
08	TERASA	11,40
09	ZAHRADA	171,80

Celková plocha: 307,30 m²
Sklepní kóje: 3,55 m²

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Poznámka: Plochy jednotlivých místností jsou pouze orientační. Vzhledem k zařazení v půdorysu (nabýtek, kuchyňská linka, elektrické spotřebiče, atd.) není součástí dodávky. Rozsah dodávky, specifikace konstrukcí, povrchové úpravy a vybavení jsou specifikovány ve standardním prováděcí, které je přílohou Smlouvy o budoucí kupní smlouvě. Vozidla se pouze liší odlišným designem. Developer si tímto vyhrazuje právo na případné změny úpravy či doplnění tohoto podlahového listu.