

## Apartment One-bedroom (2+kk)

€ 521 991 | CZK 13 055 000

65.9 m<sup>2</sup>, Prague 4, Michle, U Michelského mlýna

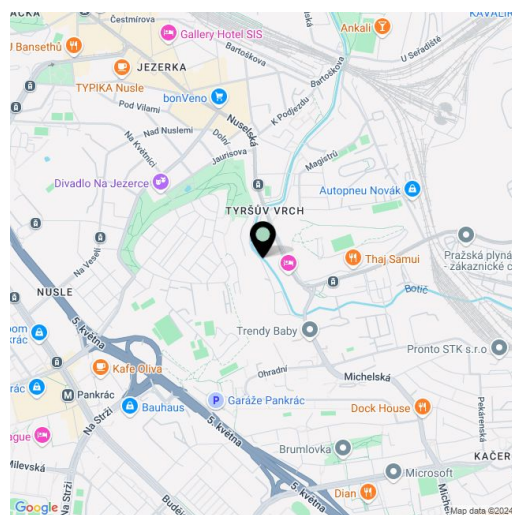


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Total area	81 m <sup>2</sup>
Floor area*	66 m <sup>2</sup>
Balcony	15 m <sup>2</sup>
Parking	Yes
Cellar	3 m <sup>2</sup>
PENB	B
Reference number	106574



\* 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.

The above-standard finished apartment with two balconies 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 3rd floor will be divided into a living room with access to a south-facing balcony, a bedroom, a bathroom, a separate toilet and a vestibule. There will be preparation for the kitchen by the living room. A bedroom and a vestibule have access to a east-facing balcony.

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 65.9 m<sup>2</sup>, balconies 7.8 + 7.25 m<sup>2</sup>, cellar 2.75 m<sup>2</sup>.



65.9 m<sup>2</sup>, Prague 4, Michle, U Michelského mlýnaMICHELSKÉ  
ÚDOLÍ

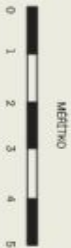
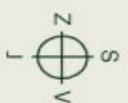
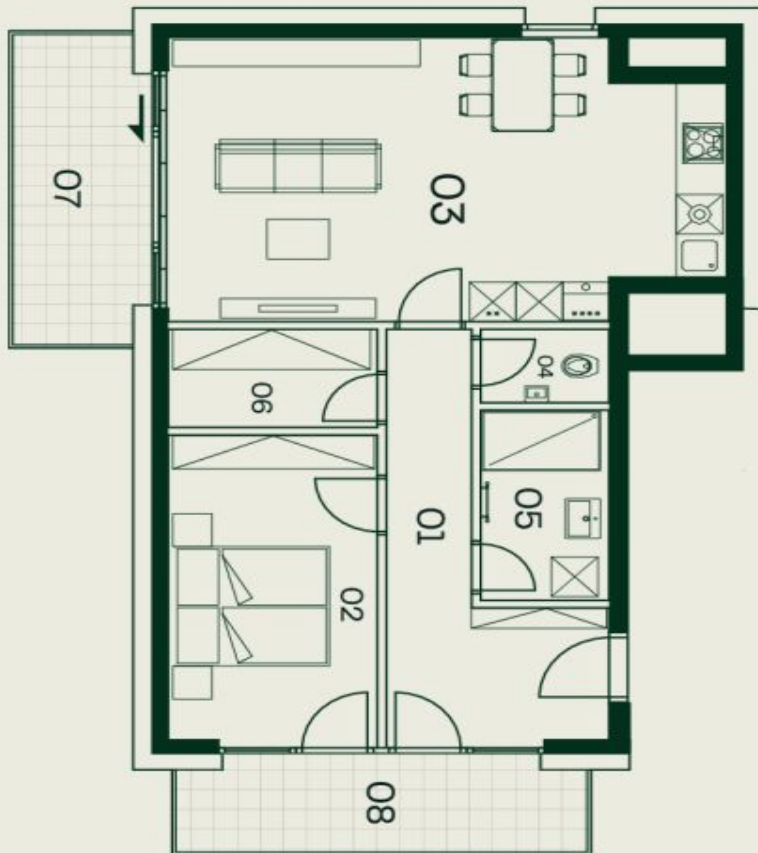
## Byt 40.2

2 + KK 4NP

01	PŘEDSÍŇ	10,90
02	POKOJ	12,55
03	OBÝVAČÍ POKOJ S KK	29,15
04	WC	1,60
05	KOUPELNA	4,35
06	ŠATNA	3,90

Užitná plocha: 62,45 m<sup>2</sup>Podlahová plocha: 65,90 m<sup>2</sup>

07	BALKON	7,80
08	BALKON	7,25

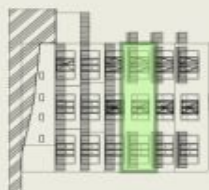
Celková plocha: 80,95 m<sup>2</sup>Sklepní kóje: 2,75 m<sup>2</sup>michelskoudoli.cz  
+420 724 551 238  
info@michelskoudoli.cz

Poznámka: Plochy jednotlivých místností jsou pouze orientační. Vzhledem k zařazení v podkrysu (natýpek, laznípnáň, žilna, elektrické spotřebiče, atd.) není součástí dodávky. Rozsah dodávky, specifikace konstrukce, povrchové úpravy a vybavení jsou specifikovány ve standardním prováděcí, které je přílohou Smlouvy o budoucí kupní smlouvě. Vyznačeno má pouze laznípnáň dřevěná. Developer si tímto vyhrazuje právo na případné změny úpravy či doplnění technico prodávajícího listu.



POLoha BYTU

4NP



Exkluzivní zastoupení

svoboda&williams | CHRISTIE'S  
INTERNATIONAL REAL ESTATE