



Apartment One-bedroom (2+kk)

€ 406 943 | CZK 9 905 000

62 m², Prague 4, Michle, U Michelského mlýna





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Total area	62 m²
Parking	Yes
Cellar	2 m²
PENB	B
Reference number	106565

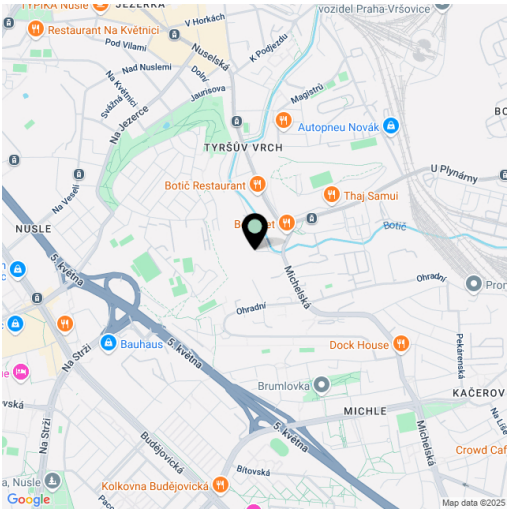
This new above-standard finished apartment will be part of an apartment building with an elegant brick facade and parking, which is currently being built 270m from the Jezerka park and a 5-minute walk from the nearest tram stop. A quiet place full of greenery in Prague 4 is on the border of Michle, Nusle 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 1st floor will be divided into a living room, a bedroom, a bathroom, a separate toilet and a vestibule. There will be preparation for the kitchen by the living room.

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, cellar 2.45 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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MICHELSKÉ
ÚDOLÍ

Byt 20.1

2 + KK 2NP

01	PŘEDSÍŇ	7,30
02	POKOJ	14,85
03	OBÝVACÍ POKOJ	22,50
04	KUCHYŇ	7,10
05	KOUPELNA	4,60
06	WC	1,10

Užitná plocha: 57,50 m²

Podlahová plocha: 62,00 m²

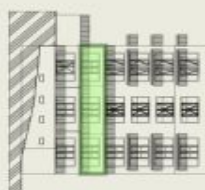
Celková plocha: 62,00 m²

Sklepní kóje: 2,45 m²

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POLoha BYTU



2NP

Poznámka: Plochy jednotlivých místností jsou pouze orientační. Vybavení a zařízení v podlahovém (nabýtek, kuchyňská linka, elektrické spotřebiče, atd.) není součástí dohody. Poznatí dodávky, speciálních keramických, povrchových úprav a vybavení jsou specifikovány ve standardním prověření, které je přílohou Smlouvy o budoucí kupní smlouvě. Vozidla se musí pouze uzavřít dle charakteru. Developer si tímto vyhraňuje právo na případné změny úprav a doplnění tohoto prodejního listu.

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INTERNATIONAL REAL ESTATE