



Apartment Studio (1+kk)

€ 258 833 | CZK 6 300 000

32.3 m², Prague 4, Michle, U Michelského mlýna





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Total area	40 m²
Floor area*	32 m²
Terrace	8 m²
Parking	Yes
Cellar	2 m²
PENB	B
Reference number	106568

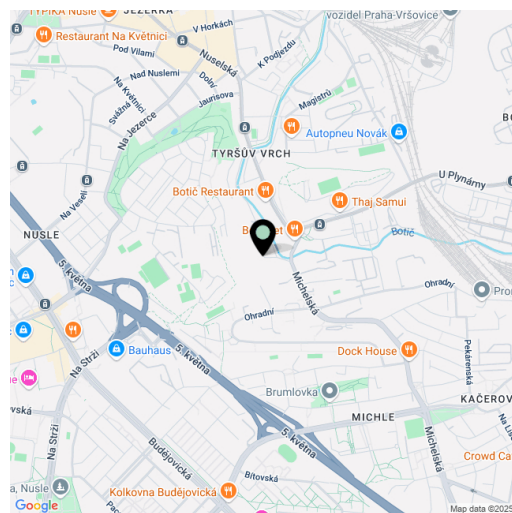
This new apartment with a terrace will be part of an apartment building with an elegant brick facade and parking, which is currently being built 270m from the Jezerka park and a 5-minute walk from the nearest tram stop. A quiet place full of greenery in Prague 4 is on the border of Michle, Nusle and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

The area of the apartment on the 1st floor will be divided into a living room with a preparation for the kitchen and a partly separated sleeping zone, a bathroom with a toilet, a **walk-in** closet and a vestibule. The living room has access to an **east-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 32.3 m², terrace 7.95 m², cellar 2.3 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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ÚDOLÍ

Byt 20.3

1 + KK 2NP

01	PŘEDSÍŇ	2,45
02	ŠATNA	3,05
03	OBÝVACÍ POKOJ S KK	19,60
04	KOUPELNA S WC	4,75
05	TERRASA	7,95

Užitná plocha: 29,85 m²Podlahová plocha: 32,30 m²Celková plocha: 40,25 m²Sklepní kóje: 2,30 m²michelskeudoli.cz
+420 724 551 238
info@michelskeudoli.cz

Poznámka: Plochy jednotlivých místností jsou pouze orientační. Vzhled a zřízení v podstatě (nabýtek, kuchyňská linka, elektrické spotřebiče, atd.) není součástí dohody. Rozsah dodávek, specifikace materiálů, povrchové úpravy a vybavení jsou specifikovány ve stavebním provádění, které je přílohou Smlouvy o budoucí kupní smlouvě. Vlastníci mají pouze liazní dle charakteru. Developer si tímto vyhraňuje právo na případné změny úpravy a doplnění tohoto prodejního listu.



POLOHA BYTU



2NP

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INTERNATIONAL REAL ESTATE

Exkluzivní zastoupení