



## Apartment Two-bedroom (3+kk)

€ 644 207 | CZK 15 680 000

77.3 m², Prague 4, Michle, U Michelského mlýna



MICHELSKÉ ÚDOLÍ





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|                  |        |
|------------------|--------|
| Total area       | 91 m²  |
| Floor area*      | 77 m²  |
| Balcony          | 13 m²  |
| Parking          | Yes    |
| Cellar           | 3 m²   |
| PENB             | B      |
| Reference number | 106575 |

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.

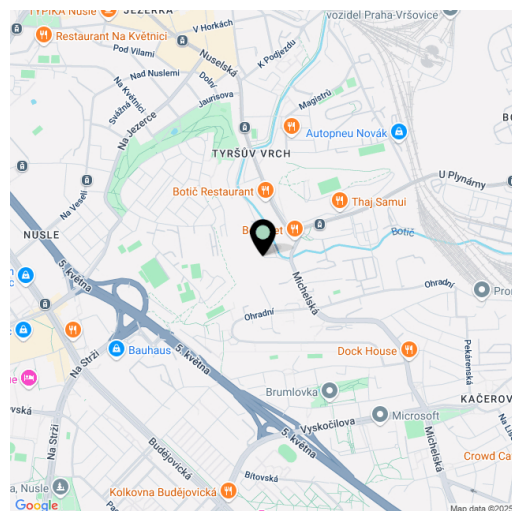
The area of the apartment on the 4th floor will be divided into a living room with access to an **east-facing balcony**, 2 bedrooms, a bathroom, a separate toilet and a vestibule. There will be preparation for the kitchen by the living room. Both bedrooms have access to a west-facing **balcony**.

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 77.3 m², balconies 6 + 7.25 m², cellar 3.05 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 50.1

3 + KK SNP

|    |                    |       |
|----|--------------------|-------|
| 01 | PŘEDSÍŇ            | 14,75 |
| 02 | POKOJ              | 13,30 |
| 03 | POKOJ              | 14,00 |
| 04 | WC                 | 1,65  |
| 05 | KOUPELNA           | 3,90  |
| 06 | OBÝVACÍ POKOJ S KK | 23,85 |

Užitná plocha: 71,45 m²

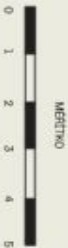
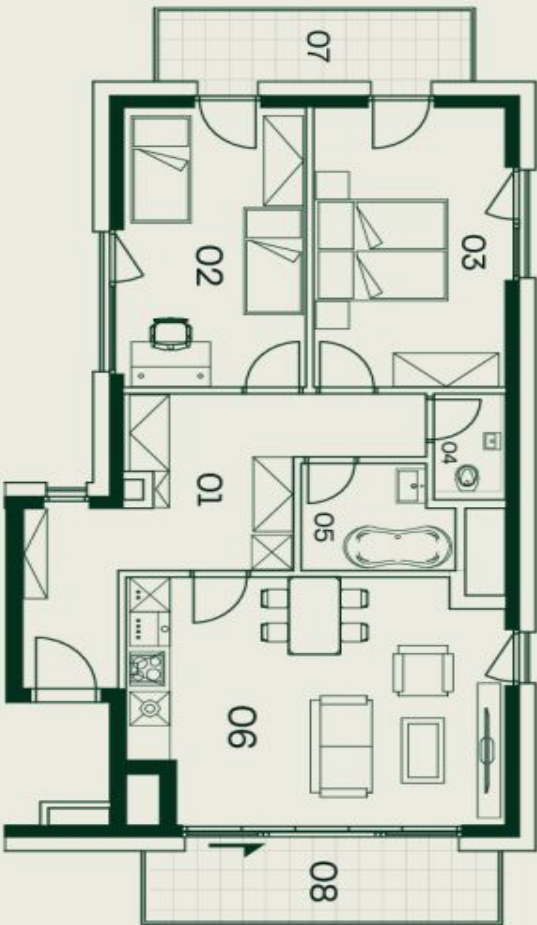
Podlahová plocha: 77,30 m²

|    |        |      |
|----|--------|------|
| 07 | BALKON | 6,00 |
| 08 | BALKON | 7,25 |

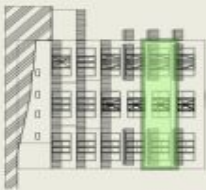
Celková plocha: 90,55 m²

Sklepní kóje: 3,05 m²

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POLOHA BYTU



SNP

Poznámka: Plochy jednotlivých místností jsou pouze orientační. Vzhled a zeleň zařízení v podkrovní (nabýtek, kuchyňská linka, elektrické spotřebiče, atd.) není součástí dodávky. Rozsah dodávky, specifikace konstrukcí, povrchové úpravy a vybavení jsou specifikovány ve standardním provedení, které je přílohou Smlouvy o budoucí kupní smlouvě. Vozidla jsou pouze ilustrační charakter. Developer si tímto vyhraňuje právo na případné změny úpravy a doplnění tohoto prodejního listu.

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