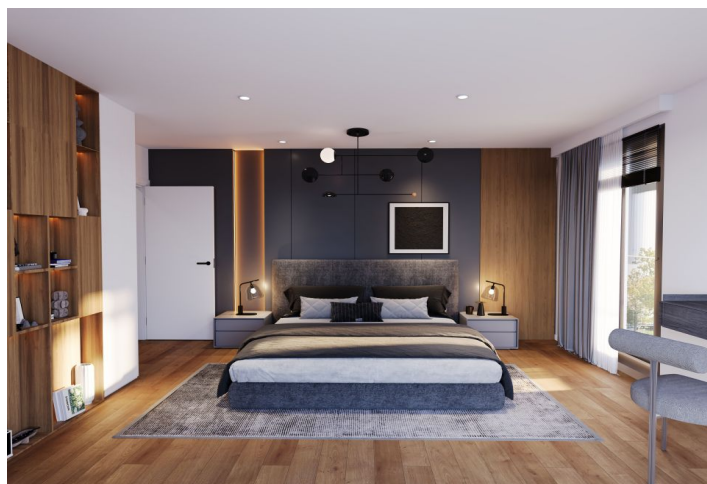




Apartment One-bedroom (2+kk)

€ 505 341 | CZK 12 300 000

65.8 m², Prague 4, Michle, U Michelského mlýna





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65.8 m², Prague 4, Michle, U Michelského mlýna

Total area	87 m²
Floor area*	66 m²
Balcony	7 m²
Terrace	14 m²
Parking	Yes
Cellar	3 m²
PENB	B
Reference number	106577

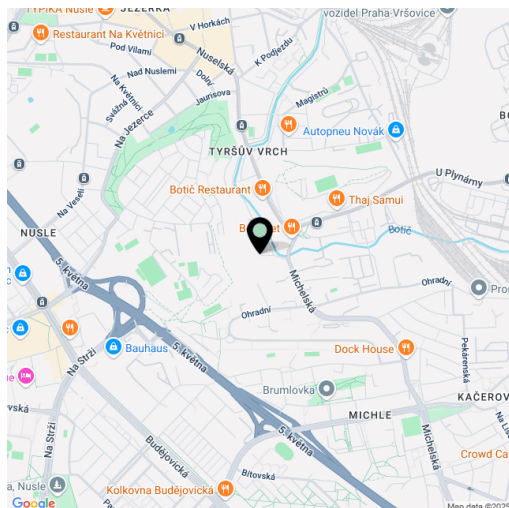
The above-standard finished air-conditioned apartment with a terrace and a balcony will be located in the currently emerging residential project Michelské údolí on the border of Michle, Nuslí and Pankrác, 5 minutes' walk from the tram stop and 270m from the Jezerka park. Completion is scheduled for Q2/2026.

The area of the apartment on the 5th floor will be divided into a living room with an **east-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 has access to a west-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 **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 65.8 m², terrace 14.1 m², balcony 7.25 m², cellar 3.25 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.

