



Apartment One-bedroom (2+kk)

Sold

65.9 m², Prague 4, Michle, U Michelského mlýna

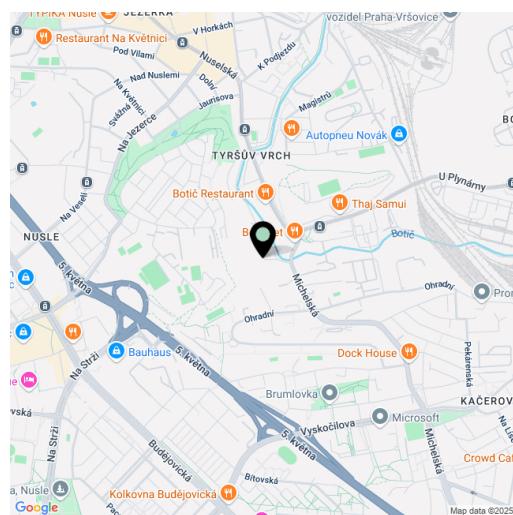




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Total area	81 m ²
Floor area*	66 m ²
Balcony	15 m ²
Parking	Yes
Cellar	3 m ²
PENB	B
Reference number	106578



* 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.

This new air-conditioned apartment with 2 balconies 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 5th floor will be divided into a living room with a **south-facing balcony**, a bedroom, a bathroom, a separate toilet, a **walk-in wardrobe** and a vestibule. There will be preparation for the kitchen by the living room. A bedroom and a vestibule have access to an **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 **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 m², balconies 7.8 + 7.25 m², cellar 3.25 m².

For more information, visit the project website www.michelskeudoli.cz.



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MICHELSKÉ ÚDOLÍ

Byt 60.2

2 + KK 6NP

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

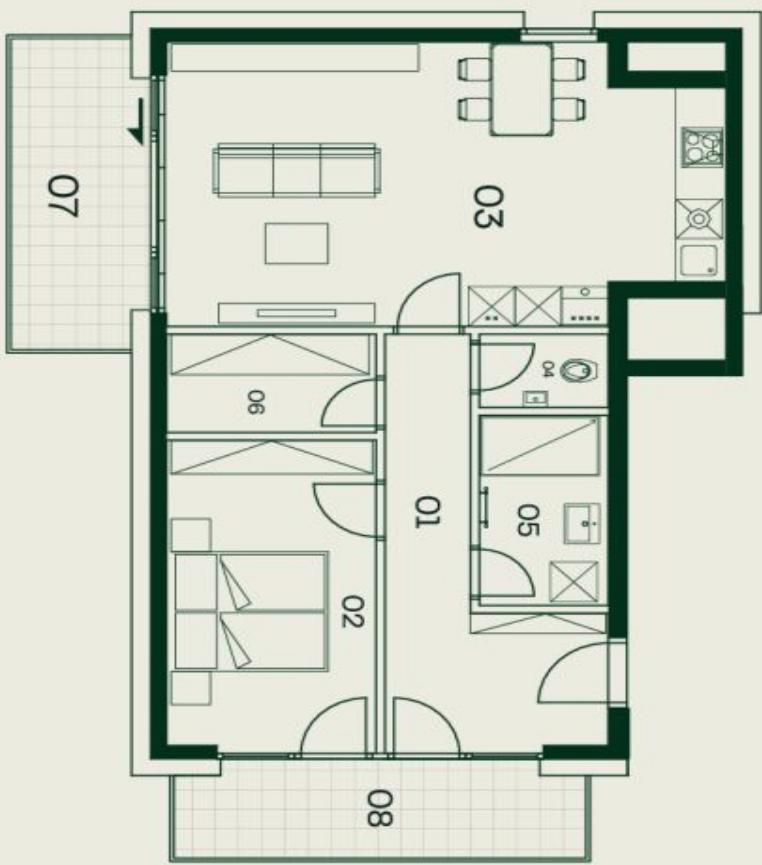
Užitná plocha: 62, 45 m²

Podlahová plocha: 65, 90 m²

07	BALKON	7, 80
08	BALKON	7, 25

Celková plocha: 80, 95 m²

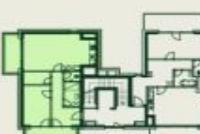
Sklepní kój: 3, 25 m²



MEŘÍTKO

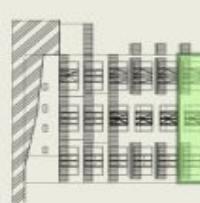
Poznámka: Plochy jednotlivých místností jsou pouze orientační. Vybavení závisí na plánování (fáry, kuchynská linka, elektrické spotřebiče, atd.) a není zahrnut do hodnoty. Rozsah dodávek: spouštěcí a závěškové údaje, povrchové úpravy a výbavení jídelna specifikovaný výrobcem dle standardního provozního katalogu je příslušný Sýrskou obracečkou koupě smírují. Všechny měř pravou klasickou číselnou.

Developer si právo vynechat případná přípravná změny, úpravy či doplnění tohoto prodejného listu.



POLoha BYTU

6NP



svoboda&williams | CHRISTIE'S
Exkluzivní zastoupení