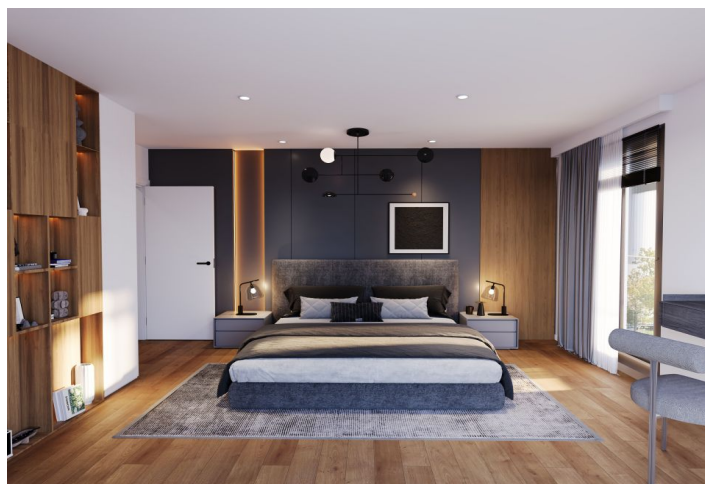




Apartment One-bedroom (2+kk)

€ 363 780 | CZK 9 200 000

62 m², Prague 4, Michle, U Michelského mlýna





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€ 363 780 | CZK 9 200 000

62 m², Prague 4, Michle, U Michelského mlýna

Total area	115 m ²
Floor area*	62 m ²
Terrace	53 m ²
Parking	Yes
Cellar	2 m ²
PENB	B
Reference number	106505

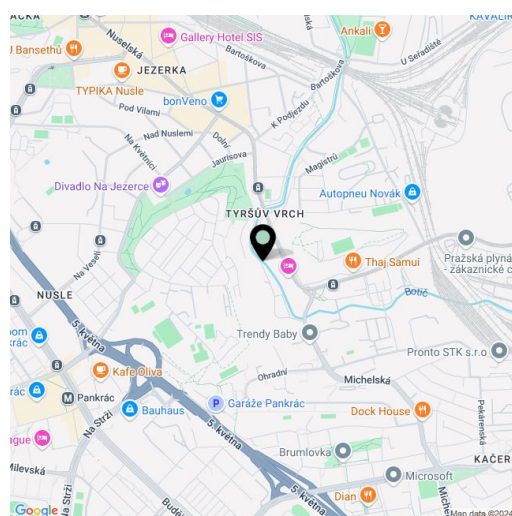
This new semi-residential unit with a more than fifty-meter terrace will be part of an apartment building with an elegant brick facade and parking, which is currently being built 270m from the Jezerka park and a 5-minute walk from the nearest tram stop. A quiet place full of greenery in Prague 4 is on 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 semi-residential unit on the ground floor (4.9 m above the pavement level) will be divided into a living room with a preparation for the kitchen, a bedroom, a bathroom, a separate toilet and a vestibule. Both rooms have access to a spacious north-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 62 m², terrace 53.1 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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MICHELSKÉ ÚDOLÍ

Ateliér

Číslo bytu: 10. 1
Podlaží: 1NP

Gelková plocha bytu: 62, 00 m²
Užitná plocha bytu: 58, 15 m²
Terasa: 53, 10 m²
Sklepní kóje: 2, 30 m²

č.m.	název místnosti	užitná plocha m ²
01	PŘEDSTĚN	7, 30
02	KANCELAŘ	15, 10
03	KANCELAŘ	22, 90
04	KUCHYŇSKÝ KOUT	7, 15
05	KOUPELNA	4, 60
06	WC	1, 10
07	TERASA	53, 10

michelskeudoli.cz

POLOHA BYTU

1NP

0 1 2 3 4 5 METRY

Poznámka: Plochy jednotlivých místností jsou pouze orientační. Vzhledem k zařazení v podlahovém (nábytko, kuchyní, lednice, elektrické spotřebiče, atd.) není součástí dodávky. Prozatím dodávky, speciální konstrukce, povrchové úpravy a vybavení jsou specifikovány ve smluvním prověření, které je přílohou Smlouvy o budoucí kupní smlouvě. Vizualizace má pouze ilustrativní charakter. Developer si tímto vyhrazuje právo na případné změny úpravy dle doplnění údajů prodejního listu.