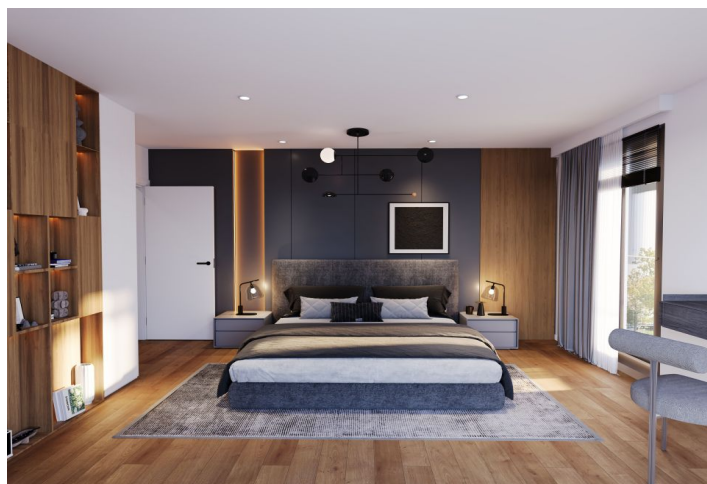




## Apartment One-bedroom (2+kk)

€ 462 633 | CZK 11 700 000

65.55 m<sup>2</sup>, Prague 4, Michle, U michelského mlýna





## Apartment One-bedroom (2+kk)

€ 462 633 | CZK 11 700 000

65.55 m<sup>2</sup>, Prague 4, Michle, U michelského mlýna

Total area	112 m <sup>2</sup>
Floor area*	66 m <sup>2</sup>
Terrace	47 m <sup>2</sup>
Parking	Yes
Cellar	3 m <sup>2</sup>
PENB	B
Reference number	106507

The above-standard finished apartment with a spacious terrace 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.

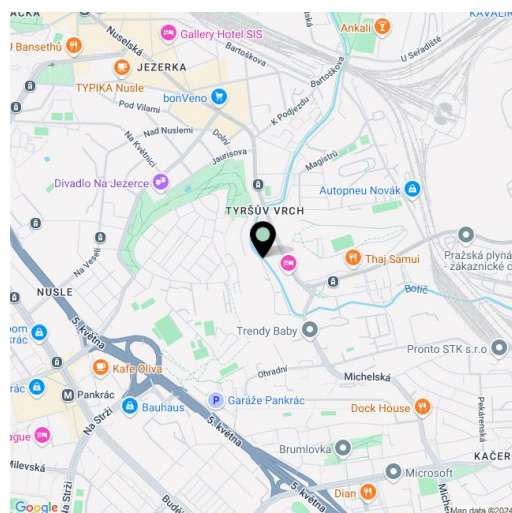
The area of the apartment on the 2nd floor will be divided into a living room, a bedroom, a bathroom, a **walk-in closet**, a separate toilet and a vestibule. There will be preparation for the kitchen by the living room. A bedroom and a vestibule have access to an almost fifty meter east-facing **terrace**.

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 65.55 m<sup>2</sup>, terrace 46.8 m<sup>2</sup>, cellar 2.75 m<sup>2</sup>.

\* 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.







## Apartment One-bedroom (2+kk)

€ 462 633 | CZK 11 700 000

65.55 m<sup>2</sup>, Prague 4, Michle, U michelského mlýna

## MICHELSKÉ ÚDOLÍ

### Byt 30.2

2 + KK 3NP

01	PŘEDSÍN	10,90
02	POKOJ	12,55
03	OBYVACÍ POKOJ S KK	28,85
04	WC	1,60
05	KOUPELNA	4,35
06	ŠATNA	3,90

Užitná plocha: 62,15 m<sup>2</sup>  
Podlahová plocha: 65,55 m<sup>2</sup>

07	TERASA	46,80
----	--------	-------

Celková plocha: 112,35 m<sup>2</sup>  
Sklepní kóje: 2,75 m<sup>2</sup>

michelskeudoli.cz  
+420 724 551 238  
info@michelskeudoli.cz

C&S DEVELOPIA

0 1 2 3 4 5 METRY

Poznámka: Plochy jednotlivých místností jsou pouze orientační. Vyznažené zařízení v půdorysu (nabýtko, kuchyňská linka, elektrická spotřebiče, atd.) není součástí dodávky. Poznaté dodávky, speciální konstrukce, povrchové úpravy a vybavení jsou specifikovány ve smluvním prohlášení, které je přílohou Smlouvy o budoucí kupní smlouvě. Vizualizace má pouze ilustrativní charakter. Developer si tímto vyhrazuje právo na případné změny, úpravy či doplnění tohoto podřízného listu.

PLOCHA BYTU 3NP

svoboda&williams | CHRISTIE'S  
Exkluzivní zastoupení