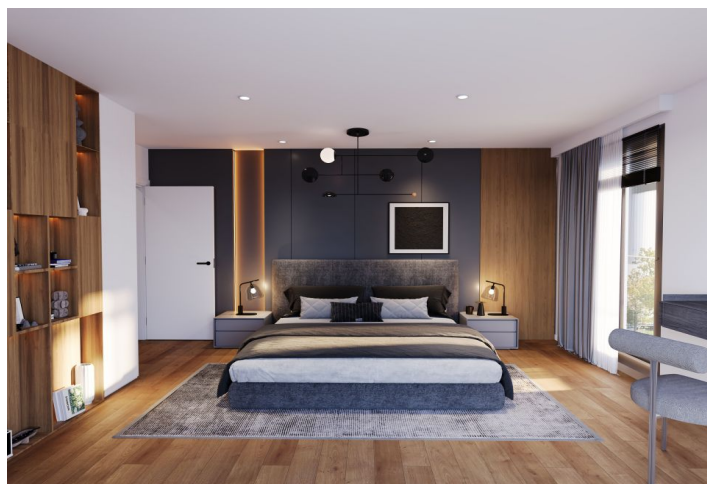




Apartment One-bedroom (2+kk)

€ 512 059 | CZK 12 845 000

65.55 m², Prague 4, Michle, U michelského mlýna





Apartment One-bedroom (2+kk)

€ 512 059 | CZK 12 845 000

65.55 m², Prague 4, Michle, U michelského mlýna

Total area	112 m ²
Floor area*	66 m ²
Terrace	47 m ²
Parking	Yes
Cellar	3 m ²
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.

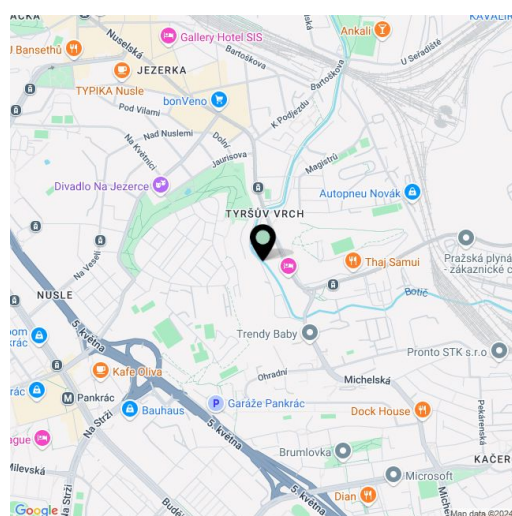
The area of the apartment on the 2nd floor will be divided into a living room, a bedroom, a bathroom, a **walk-in closet**, a separate toilet and a vestibule. There will be preparation for the kitchen by the living room. A bedroom and a vestibule have access to an almost fifty meter east-facing **terrace**.

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 m², terrace 46.8 m², cellar 2.75 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.





Apartment One-bedroom (2+kk)

€ 512 059 | CZK 12 845 000

65.55 m², Prague 4, Michle, U michelského mlýna

MICHELSKÉ ÚDOLÍ

Byt 30.2

2 + KK 3NP

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

Užitná plocha: 62,15 m²

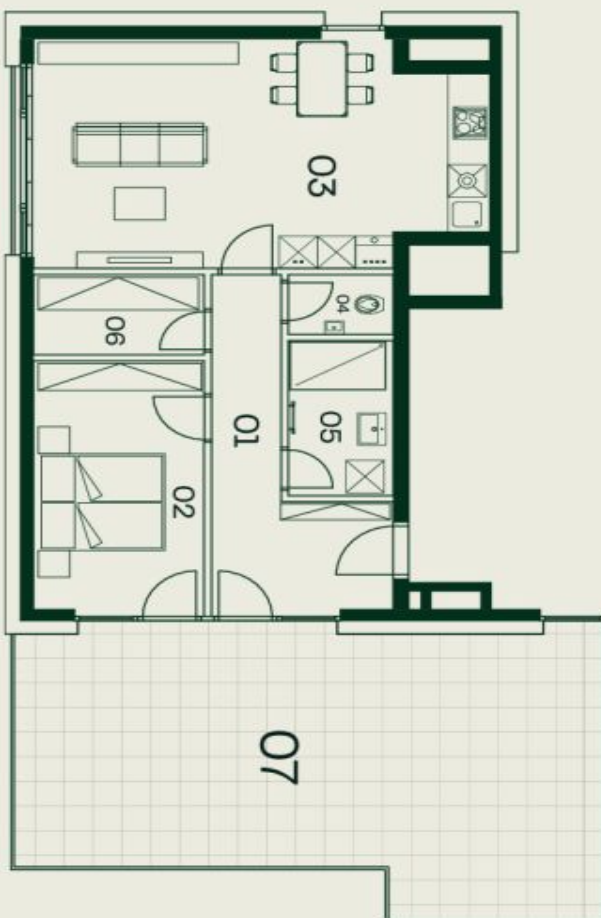
Podlahová plocha: 65,55 m²

07	TERRASA	46,80
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Celková plocha: 112,35 m²

Sklepní kóje: 2,75 m²

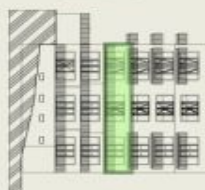
michelskoudoli.cz
+420 724 551 238
info@michelskoudoli.cz



Poznámka: Plány jednotlivých místností jsou pouze orientační. Vzhled a záměr zařízení v podrobnosti (nabýtek, kuchyňská linka, elektrické spotřebiče, atd.) není součástí dodávky. Rozsah dodávky, specifikace konstrukcí, povrchové úpravy a vybavení jsou specifikovány ve standardním prováděcí, které je přílohou Smlouvy o budoucí kupní smlouvě. Vyznačené mají pouze ilustrativní charakter. Developer si tímto vyhrazuje právo na případné změny úpravy či doplnění technického podrobného listu.



POLOHA BYTU



3NP

svoboda&williams | CHRISTIE'S INTERNATIONAL REAL ESTATE

Exkluzivní zastoupení