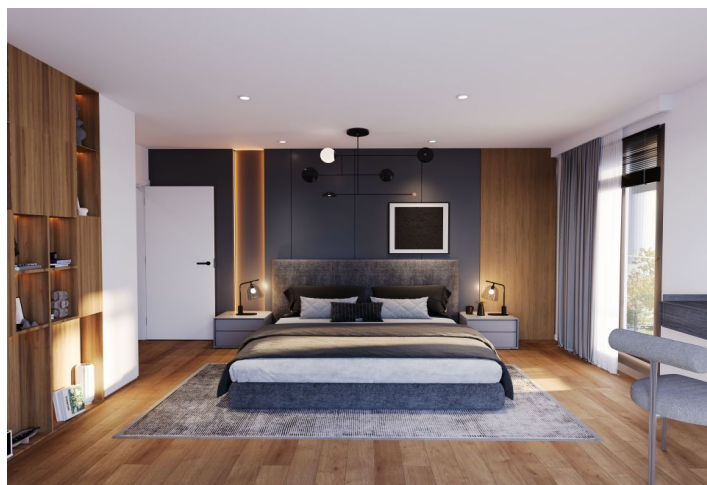




## Apartment One-bedroom (2+kk)

€ 406 552 | CZK 10 300 000

68.75 m<sup>2</sup>, Praha 4, Michle, U Michelského mlýna





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Total area	100 m <sup>2</sup>
Floor area*	69 m <sup>2</sup>
Terrace	31 m <sup>2</sup>
Parking	Yes
Cellar	2 m <sup>2</sup>
PENB	B
Reference number	106561

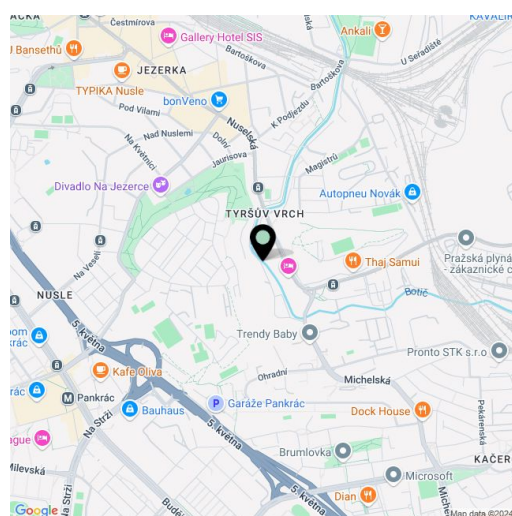
This new apartment with a terrace will be part of an apartment building with an elegant brick facade and parking, which is currently being built 270m from the Jezerka park and a 5-minute walk from the nearest tram stop. A quiet place full of greenery in Prague 4 is on the border of Michle, Nusle and Pankrác, just 12 minutes from the city center by public transport. Completion is scheduled for Q2/2026.

The area of the apartment on the ground floor (4.9 m above the pavement level) will be divided into a living room with access to an east-facing terrace, a bedroom, a bathroom, a separate toilet and a vestibule. There will be preparation for the kitchen by the living room.

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 68,75 m<sup>2</sup>, terrace 31.4 m<sup>2</sup>, cellar 2.25 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.



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## MICHELSKÉ ÚDOLÍ

### Byt 10.2

2 + KK JNP

01	PŘEDSÍN	7,35
02	OBYVAČÍ POKOJ S KK	36,80
03	POKOJ	14,45
04	KOUPELNA	3,70
05	WC	1,70

Užitná plocha: 64,00 m<sup>2</sup>  
Poldahová plocha: 68,75 m<sup>2</sup>

06	TERASA	31,40
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Celková plocha: 100,15 m<sup>2</sup>  
Sklepní kóje: 2,25 m<sup>2</sup>

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 +420 724 551 238  
[info@michelskeudoli.cz](mailto:info@michelskeudoli.cz)

**C&S DEVELOPIA**

Poznámka: Proby, jednotlivých místností jsou pouze orientační. Vzhled a zřízení v podstatě (nabývek, kuchyňská linka, elektrická spotřebiče, atd.) není součástí dokladů. Rozsah a obsah, specifikace konstrukce, povrchové úpravy a vybavení jsou specifikovány ve smlouvě o prodeji, které je přílohou smlouvy o budoucí kupní smlouvě. Vizuálizace mají pouze ilustrativní charakter. Developer si tímto vyhrazuje právo na případné změny, úpravy či doplnění lokce o prodeji tohoto

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 Exkluzivní zástoupení