



## Apartment Studio (1+kk)

€ 263 105 | CZK 6 600 000

38.4 m<sup>2</sup>, Prague 4, Michle, U Michelského mlýna





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Total area	73 m <sup>2</sup>
Floor area*	38 m <sup>2</sup>
Terrace	35 m <sup>2</sup>
Parking	Yes
Cellar	2 m <sup>2</sup>
PENB	B
Reference number	106563

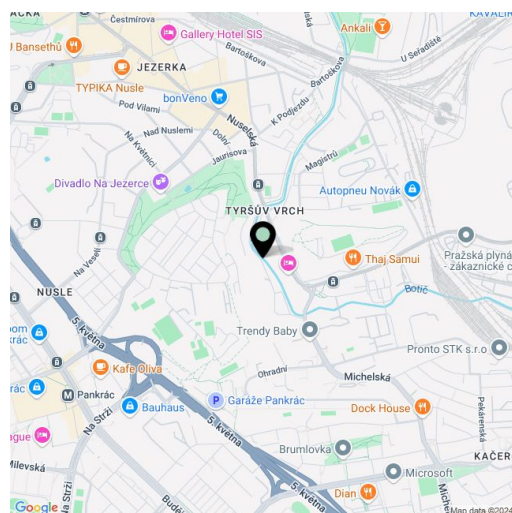
This new apartment with a more than thirty-meter terrace will be part of an apartment building with an elegant brick facade and parking, which is currently being built 270m from the Jezerka park and a 5-minute walk from the nearest tram stop. A quiet place full of greenery in Prague 4 is on the border 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 apartment on the ground floor (4.9 m above the pavement level) will be divided into a living room with a preparation for the kitchen and a partly separated sleeping zone, a bathroom with a toilet, a **walk-in wardrobe** and a vestibule. The living room has access to an **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 38,4 m<sup>2</sup>, terrace 34.6 m<sup>2</sup>, cellar 2.4 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 10.3

1 + KK INP

01	PŘEDSÍŇ	2,45
02	ŠATNA	3,05
03	OBÝVACÍ POKOJ S KK	25,70
04	KOUPELNA S WC	4,75

Užitná plocha: 36,00 m<sup>2</sup>

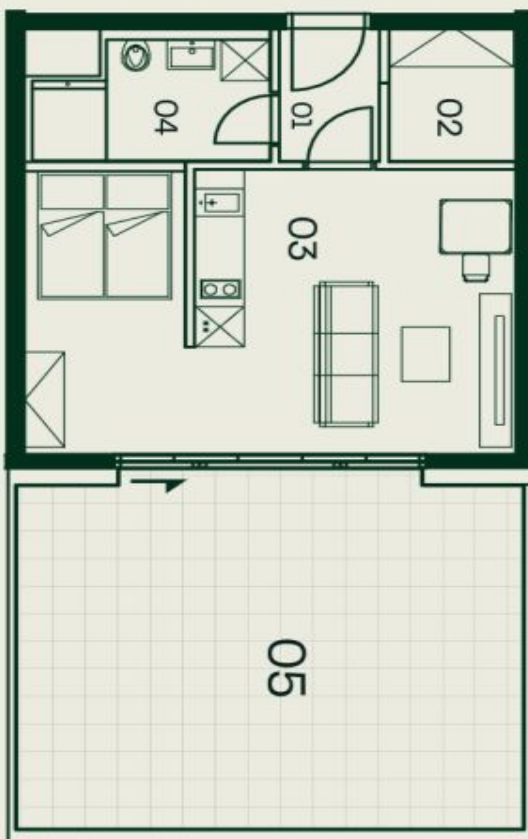
Podlahová plocha: 38,40 m<sup>2</sup>

05	TERASA	34,60
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Celková plocha: 73,00 m<sup>2</sup>

Sklepní kóje: 2,40 m<sup>2</sup>

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MĚŘITVO

Poznámka: Plány jednotlivých měřítek jsou pouze orientační. Vzhled azeine zařízení v podlahových (elektrik, kudyňské linky, měřicíkové spojitelské, atd.) není součástí dodávky. Rozsahy, speciálních konstrukcí, povrchové úpravy a vybavení jsou specifikovány ve smlouvě o prodeji, které je přílohou smlouvy o budoucí kupní smlouvě. Vezmání mají pouze ilustrativní charakter. Developer si tímto vyhrazuje právo na případné změny úpravy a doplnění tohoto podlahového



POLOHA BYTU



INP

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Exkluzivní zastoupení