



Apartment One-bedroom (2+kk)

€ 375 643 | CZK 9 500 000

57.35 m², Praha 4, Michle, U Michelského mlýna





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|------------------|-------------------|
| Total area | 70 m ² |
| Floor area* | 57 m ² |
| Terrace | 13 m ² |
| Parking | Yes |
| Cellar | 2 m ² |
| PENB | B |
| Reference number | 106567 |

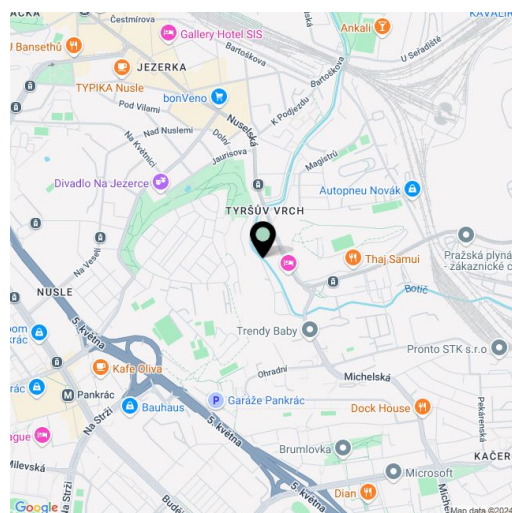
This new apartment with a terrace will be part of an apartment building with an elegant brick facade and parking, which is currently being built 270m from the Jezerka park and a 5-minute walk from the nearest tram stop. A quiet place full of greenery in Prague 4 is on the border of Michle, Nusle and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

The area of the apartment on the 1st floor 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 57.35 m², terrace 12.85 m², cellar 2.05 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

Byt 20.2

2 + KK 2NP

| | |
|-----------------------|-------|
| 01 PŘEDSÍN | 7,35 |
| 02 OBÝVAČÍ POKOJ S KK | 26,25 |
| 03 POKOJ | 13,50 |
| 04 KOUPELNA | 3,70 |
| 05 WC | 1,70 |

Užitná plocha: 52,50 m²
Podlahová plocha: 57,35 m²

| | |
|-----------|-------|
| 06 TERASA | 12,85 |
|-----------|-------|

Celková plocha: 70,20 m²
Sklepní kóje: 2,05 m²

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Poznámka: Plochy jednotlivých místností jsou pouze orientační. Vyznažené zařízení v půdorysu (nabýsk, 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 mají pouze ilustrativní charakter. Developer si tímto vyhrazuje právo na případné změny, úpravy či doplnění vzhledu podlahového listu.

POLOHA BYTU

2NP

svoboda&williams | CHRISTIE'S
Exkluzivní zastoupení