



## Apartment Studio (1+kk)

€ 248 668 | CZK 6 300 000

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





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Total area	40 m <sup>2</sup>
Floor area*	32 m <sup>2</sup>
Terrace	8 m <sup>2</sup>
Parking	Yes
Cellar	2 m <sup>2</sup>
PENB	B
Reference number	106568

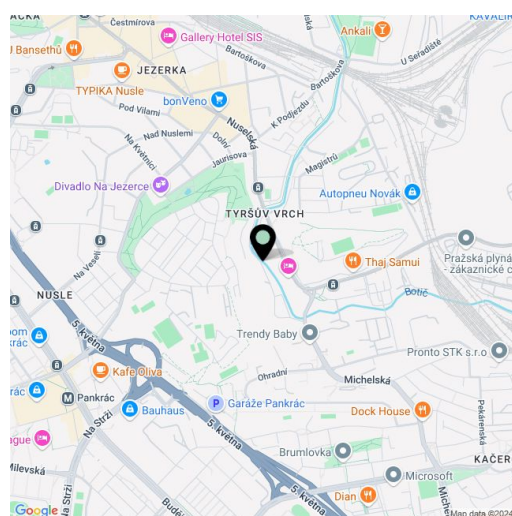
This new apartment with a terrace will be part of an apartment building with an elegant brick facade and parking, which is currently being built 270m from the Jezerka park and a 5-minute walk from the nearest tram stop. A quiet place full of greenery in Prague 4 is on the border of Michle, Nusle and 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 a preparation for the kitchen and a partly separated sleeping zone, a bathroom with a toilet, a walk-in closet 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 32.3 m<sup>2</sup>, terrace 7.95 m<sup>2</sup>, cellar 2.3 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 20.3

1 + KK 2NP

01	PŘEDSÍŇ	2,45
02	ŠATNA	3,05
03	OBÝVACÍ POKOJ S KK	19,60
04	KOUPELNA S WC	4,75

Užitná plocha: 29,85 m<sup>2</sup>  
Podlahová plocha: 32,30 m<sup>2</sup>

05	TERASA	7,95
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Celková plocha: 40,25 m<sup>2</sup>  
Sklepní kóje: 2,30 m<sup>2</sup>

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Poznámka: Plochy jednotlivých místností jsou pouze orientační. Vyznažené zařízení v půdorysu (nabýdko, kuchyňská linka, elektrické spotřebiče, atd.) není součástí dodávky. Rozsah 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 prodávajícího bytu.

POLCHA BYTU

ZNP

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Exkluzivní zastoupení