



## Apartment Two-bedroom (3+kk)

€ 611 802 | CZK 15 500 000

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





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Total area	123 m <sup>2</sup>
Floor area*	91 m <sup>2</sup>
Terrace	32 m <sup>2</sup>
Parking	Yes
Cellar	4 m <sup>2</sup>
PENB	B
Reference number	106570

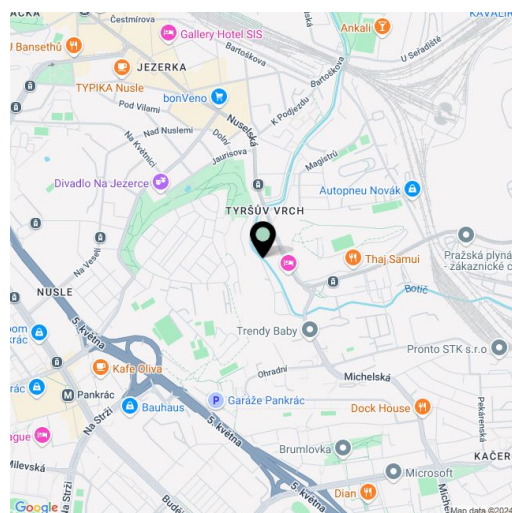
This new apartment with two terraces will be part of an apartment building with an elegant brick facade and parking, which is currently being built 270m from the Jezerka park and a 5-minute walk from the nearest tram stop. A quiet place full of greenery in Prague 4 is on the border of Michle, Nusle and 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 spacious living room with preparation for a kitchen, a pantry, a bedroom with en suite toilet, a 2nd bedroom, a bathroom with a toilet, a **walk-in wardrobe** and a vestibule. The living room has access to a **south-facing terrace**, and another **east-facing terrace** is accessible from a bedroom.

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 91.1 m<sup>2</sup>, terraces 12.85 + 19 m<sup>2</sup>, cellar 3.5 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 20.4

3 + KK 2NP

01	PŘEDSÍŇ	4, 10
02	ŠATNA	2, 40
03	WC	1, 70
04	POKOJ	17, 90
05	POKOJ	14, 50
06	OBÝVAČÍ POKOJ	29, 15
07	KUCHYŇSKÝ KOUT	8, 70
08	SPIŽ S PRAČKOU	4, 05
09	KOUPELNA S WC	4, 20

Užitná plocha: 86, 70 m<sup>2</sup>  
Podlahová plocha: 91, 10 m<sup>2</sup>

10	TERASA	12, 85
11	TERASA	19, 00

Celková plocha: 122, 95 m<sup>2</sup>  
Sklepní kóje: 3, 50 m<sup>2</sup>

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C&S DEVELOPIA

Poznámka: Plochy jednotlivých místností jsou pouze orientační. Vyznažené zařízení v půdorysu (nabýsk, 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 podlahového listu.

MĚŘITVO  
0 1 2 3 4 5

POLOHA BYTU

2NP

svoboda&williams | CHRISTIE'S  
EXKLUZIVNÍ ZASTOUPENÍ