



## Apartment Two-bedroom (3+kk)

€ 558 102 | CZK 14 000 000

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





## Apartment Two-bedroom (3+kk)

€ 558 102 | CZK 14 000 000

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

Total area	136 m <sup>2</sup>
Floor area*	77 m <sup>2</sup>
Terrace	58 m <sup>2</sup>
Garden	172 m <sup>2</sup>
Parking	Yes
Cellar	4 m <sup>2</sup>
PENB	B
Reference number	106571

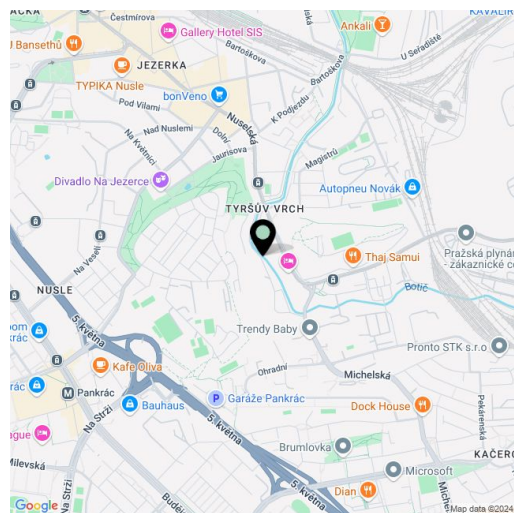
This new apartment with an almost fifty-meter terrace and a garden will be part of an apartment building with an elegant brick facade and parking, which is currently being built 270m from the Jezerka park and a 5-minute walk from the nearest tram stop. A quiet place full of greenery in Prague 4 is on 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 2nd floor will be divided into a living room with access to a **spacious east-facing terrace**, two bedrooms, a bathroom, a separate toilet and a vestibule. There will be preparation for the kitchen by the living room. One bedroom and vestibule have access to a west-facing **terrace and garden**.

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 77.3 m<sup>2</sup>, terraces 46.8 and 11.4 m<sup>2</sup>, garden 171.8 m<sup>2</sup>, cellar 3.55 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.



# Apartment Two-bedroom (3+kk)

€ 558 102 | CZK 14 000 000

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

## MICHELSKÉ ÚDOLÍ

### Byt 30.1

3 + KK 3NP

01	PŘEDSÍŇ	14,75
02	POKOJ	13,65
03	POKOJ	14,00
04	WC	1,65
05	KOUPELNA	3,90
06	OBYVACÍ POKOJ S KK	23,80

Užitná plocha: 71,75 m<sup>2</sup>  
Podlahová plocha: 77,30 m<sup>2</sup>

07	TERASA	46,80
08	TERASA	11,40
09	ZAHRADA	171,80

Gelková plocha: 307,30 m<sup>2</sup>  
Sklepní kóje: 3,55 m<sup>2</sup>

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

