



Apartment Two-bedroom (3+kk)

€ 552 595 | CZK 14 000 000

77.3 m², Praha 4, Michle, U Michelského mlýna





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

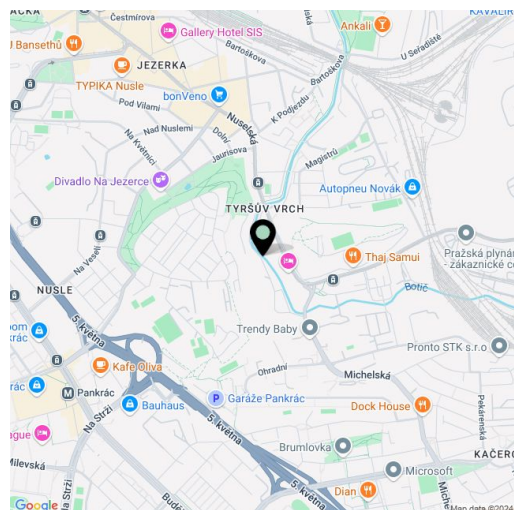
This new apartment with an almost fifty-meter terrace and a garden will be part of an apartment building with an elegant brick facade and parking, which is currently being built 270m from the Jezerka park and a 5-minute walk from the nearest tram stop. A quiet place full of greenery in Prague 4 is on 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 m², terraces 46.8 and 11.4 m², garden 171.8 m², cellar 3.55 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 30.1

3 + KK 3NP

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

Užitná plocha: 71,75 m²
Podlahová plocha: 77,30 m²

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

Celková plocha: 307,30 m²
Sklepní kóje: 3,55 m²

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CAS DEVELOPIA

Poznámka: Plochy jednotlivých místností jsou pouze orientační. Vyznažené zařízení v půdorysu (nabýsk, kuchyňská linka, elektrická spotřebiče, atd.) není součástí dodávky. Poznatí dodávky, speciální konstrukce, povrchové úpravy a vybavení jsou specifikovány ve smluvním prohlášení, které je přílohou Smlouvy o budoucí kupní smlouvě. Vizualizace má pouze ilustrativní charakter. Developer si tímto vyhrazuje právo na případné změny, úpravy či doplnění vzhledu podlahového listu.

svoboda&williams | CHRISTIE'S

Exkluzivní zastoupení

PLOCHA BYTU

3NP