



## Apartment Two-bedroom (3+kk)

€ 565 287 | CZK 14 200 000

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





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Total area	106 m <sup>2</sup>
Floor area*	77 m <sup>2</sup>
Balcony	7 m <sup>2</sup>
Terrace	21 m <sup>2</sup>
Garden	59 m <sup>2</sup>
Parking	Yes
Cellar	3 m <sup>2</sup>
PENB	B
Reference number	106573

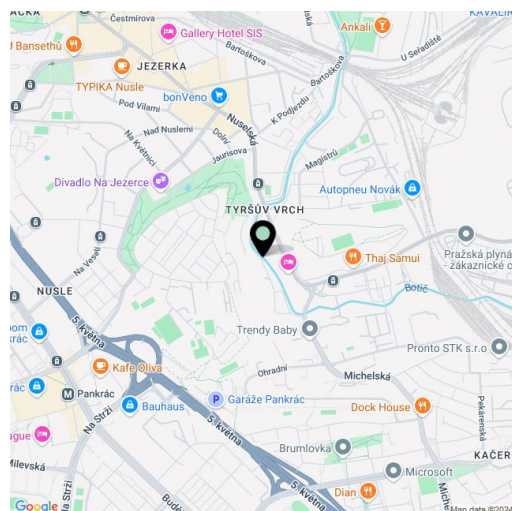
The above-standard finished apartment with a garden, terrace and a balcony will be located in the currently emerging residential project Michelské údolí on the border of Michle, Nuslí and Pankrác, 5 minutes' walk from the tram stop and 270m from the Jezerka park. Completion is scheduled for Q2/2026.

The area of the apartment on the 3rd floor will be divided into a living room with access to an **east-facing balcony**, 2 bedrooms, a bathroom, a separate toilet and a vestibule. There will be preparation for the kitchen by the living room. Both bedrooms have access to a spacious west-facing **terrace and a 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>, balcony 7.25 m<sup>2</sup>, terrace 21.3 m<sup>2</sup>, garden 58.6 m<sup>2</sup>, cellar 2.95 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 40.1

3 + KK 4NP

<p>01 PŘEDSÍN 14,75</p> <p>02 POKOJ 13,30</p> <p>03 POKOJ 14,00</p> <p>04 WC 1,65</p> <p>05 KOUPELNA 3,90</p> <p>06 OBÝVAČÍ POKOJ S KK 23,85</p>	<p>07 TERASA 21,30</p> <p>08 BALKON 7,25</p> <p>09 ZAHŘADKA 58,60</p>
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**Užitná plocha: 71,40 m<sup>2</sup>**  
**Podlahová plocha: 77,30 m<sup>2</sup>**

**Celková plocha: 164,45 m<sup>2</sup>**  
**Sklepní kóje: 2,95 m<sup>2</sup>**

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 info@michelskoudoli.cz

0 1 2 3 4 5

MĚRITVO

Poznámka: Plány jednotlivých místností jsou pouze orientační. Vyznažené zařízení v půdorysu (nabýrká, kuchyňská linka, elektrická spotřebiče, atd.) není součástí dodávky. Rozsah dodávky, specifikace konstrukcí, 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 dle dostupnosti zboží a prodejního listu.

POLOHA BYTU

4NP

svoboda&williams | CHRISTIE'S  
 Exkluzivní zastoupení