



Apartment Two-bedroom (3+kk)

€ 566 075 | CZK 14 200 000

77.3 m², Prague 4, Michle, U Michelského mlýna





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

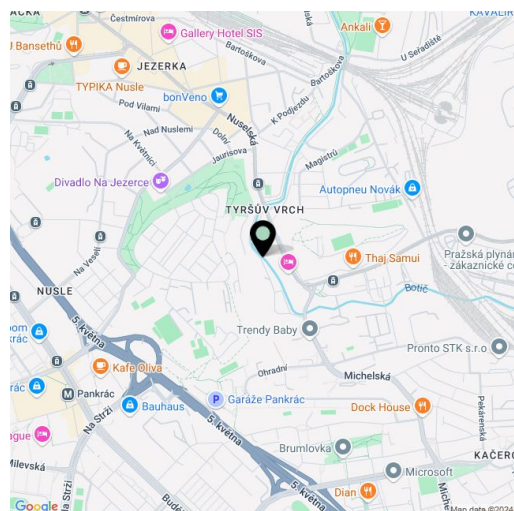
The above-standard finished apartment with a garden, terrace and a balcony will be located in the currently emerging residential project Michelské údolí on the border of Michle, Nuslí and Pankrác, 5 minutes' walk from the tram stop and 270m from the Jezerka park. Completion is scheduled for Q2/2026.

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 m², balcony 7.25 m², terrace 21.3 m², garden 58.6 m², cellar 2.95 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 40.1

3 + KK 4NP

01	PŘEDSÍŇ	14,75
02	POKOJ	13,30
03	POKOJ	14,00
04	WC	1,65
05	KOUPELNA	3,90
06	OBYVACÍ POKOJ S KK	23,85

Užitná plocha: 71,40 m²

Podlahová plocha: 77,30 m²

07	TERASA	21,30
08	BALKON	7,25
09	ZAHRADA	58,60

Celková plocha: 164,45 m²

Sklepní kóje: 2,95 m²

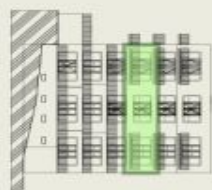
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Poznámka: Plochy jednotlivých místností jsou pouze orientační. Vzhled a zřízení v podstatě (nabýtek, kuchyňská linka, elektrické spotřebiče, atd.) není součástí dodávky. Rozsah dodávky, specifikace konstrukce, povrchové úpravy a vybavení jsou specifikovány ve smlouvě o provedení, které je přílohou Smlouvy o budoucí kupní smlouvě. Vyznačeno může pouze částí stávajícího stavu. Developer si tímto vyhrazuje právo na případné změny úpravy či doplnění tohoto prodáváho listu.



POLOHA BYTU



4NP

svoboda&williams | CHRISTIE'S
INTERNATIONAL REAL ESTATE

Exkluzivní zastoupení