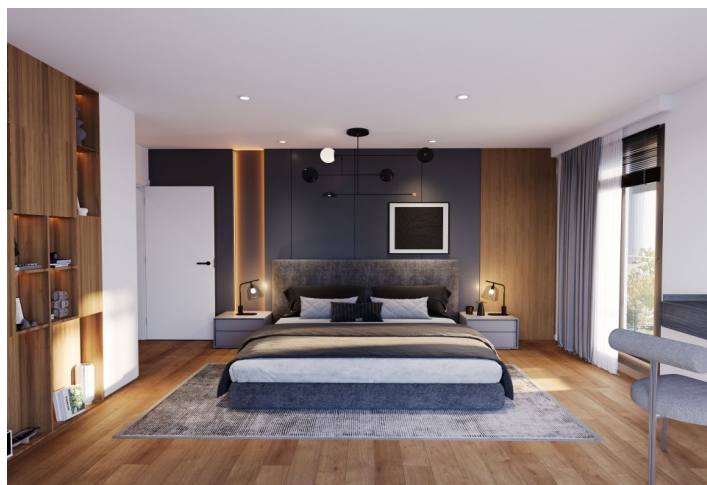




Apartment One-bedroom (2+kk)

€ 496 129 | CZK 12 495 000

65.9 m², Prague 4, Michle, U Michelského mlýna





Apartment One-bedroom (2+kk)

€ 496 129 | CZK 12 495 000

65.9 m², Prague 4, Michle, U Michelského mlýna

| | |
|------------------|-------------------|
| Total area | 81 m ² |
| Floor area* | 66 m ² |
| Balcony | 15 m ² |
| Parking | Yes |
| Cellar | 3 m ² |
| PENB | B |
| Reference number | 106574 |

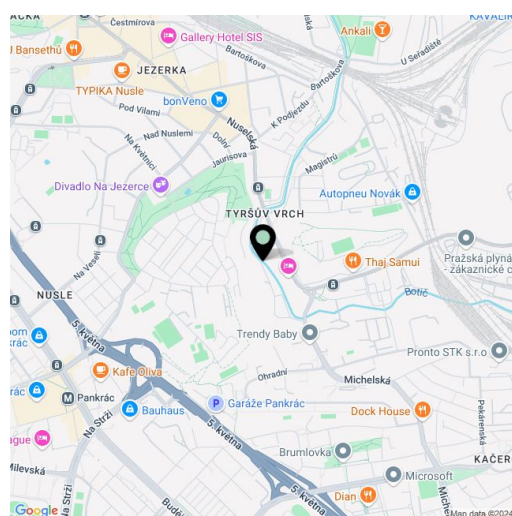
The above-standard finished apartment with two balconies will be located in the currently emerging residential project **Michelské údolí** on the border of Michle, Nusle and Pankrác, 5 minutes' walk from the tram stop and 270m from the Jezerka park. Completion is scheduled for Q2/2026.

The area of the apartment on the 3rd floor will be divided into a living room with access to a **south-facing balcony**, a bedroom, a bathroom, a separate toilet and a vestibule. There will be preparation for the kitchen by the living room. A bedroom and a vestibule have access to a east-facing **balcony**.

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 65.9 m², balconies 7.8 + 7.25 m², cellar 2.75 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.



Apartment One-bedroom (2+kk)

€ 496 129 | CZK 12 495 000

65.9 m², Prague 4, Michle, U Michelského mlýna

MICHELSKÉ ÚDOLÍ

Byt 40.2

2 + KK 4NP

| | |
|-----------------------|-------|
| 01 PŘEDSÍN | 10,90 |
| 02 POKOJ | 12,55 |
| 03 OBÝVAČÍ POKOJ S KK | 29,15 |
| 04 WC | 1,60 |
| 05 KOUPELNA | 4,35 |
| 06 ŠATNA | 3,90 |

Užitná plocha: 62,45 m²
Podlahová plocha: 65,90 m²

| | |
|-----------|------|
| 07 BALKON | 7,80 |
| 08 BALKON | 7,25 |

Celková plocha: 80,95 m²
Sklepní kóje: 2,75 m²

michelskeudoli.cz
+420 724 551 238
info@michelskeudoli.cz

C&S DEVELOPIA

Poznámka: Plochy jednotlivých místností jsou pouze orientační. Vyznažené zařízení v půdorysu (nabýtko, kuchyňská linka, elektrická spotřebiče, atd.) není součástí dodávky. Poznaté dodatky, speciální konstrukce, povrchové úpravy a vybavení jsou specifikovány ve smluvním prohlášení, které je přílohou Smlouvy o budoucí kupní smlouvě. Vizuálizace mají pouze ilustrativní charakter. Developer si tímto vyhrazuje právo na případné změny, úpravy či doplnění těchto podrobností.

POLOHA BYTU

4NP

svoboda&williams | CHRISTIE'S
Exkluzivní zastoupení