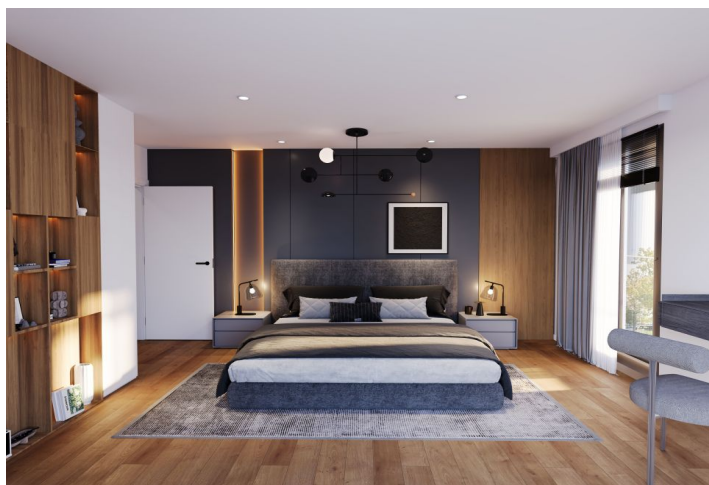




Apartment Two-bedroom (3+kk)

€ 601 911 | CZK 15 120 000

77.3 m², Prague 4, Michle, U Michelského mlýna





Apartment Two-bedroom (3+kk)

€ 601 911 | CZK 15 120 000

77.3 m², Prague 4, Michle, U Michelského mlýna

| | |
|------------------|-------------------|
| Total area | 91 m ² |
| Floor area* | 77 m ² |
| Balcony | 13 m ² |
| Parking | Yes |
| Cellar | 3 m ² |
| PENB | B |
| Reference number | 106575 |

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.

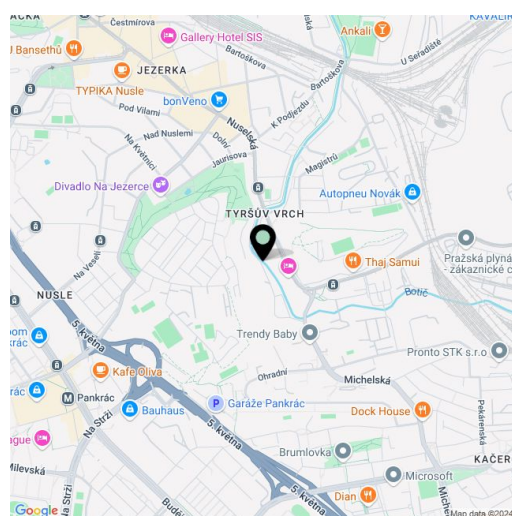
The area of the apartment on the 4th floor will be divided into a living room with access to an **east-facing balcony**, 2 bedrooms, a bathroom, a separate toilet and a vestibule. There will be preparation for the kitchen by the living room. Both bedrooms have access to a west-facing **balcony**.

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 77.3 m², balconies 6 + 7.25 m², cellar 3.05 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 Two-bedroom (3+kk)

€ 601 911 | CZK 15 120 000

77.3 m², Prague 4, Michle, U Michelského mlýna

MICHELSKÉ ÚDOLÍ

Byt 50.1

3 + KK SNP

| | | |
|----|--------------------|-------|
| 01 | PŘEDSÍN | 14,75 |
| 02 | POKOJ | 13,30 |
| 03 | POKOJ | 14,00 |
| 04 | WC | 1,65 |
| 05 | KOUPELNA | 3,90 |
| 06 | OBÝVAČÍ POKOJ S KK | 23,85 |

Užitná plocha: 71,45 m²
Podlahová plocha: 77,30 m²

| | | |
|----|--------|------|
| 07 | BALKON | 6,00 |
| 08 | BALKON | 7,25 |

Celková plocha: 90,55 m²
Sklepní kóje: 3,05 m²

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

C&S DEVELOPIA

0 1 2 3 4 5
METRY

Poznámka: Plány jednotlivých místností jsou pouze orientační. Vyznažené zařízení v půdorysu (nabýtko, kuchynská 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 či doplnění vybavení podlahového listu.

PLOCHA BYTU
SNP

svoboda&williams | CHRISTIE'S
EXKLUZIVNÍ ZASTOUPENÍ