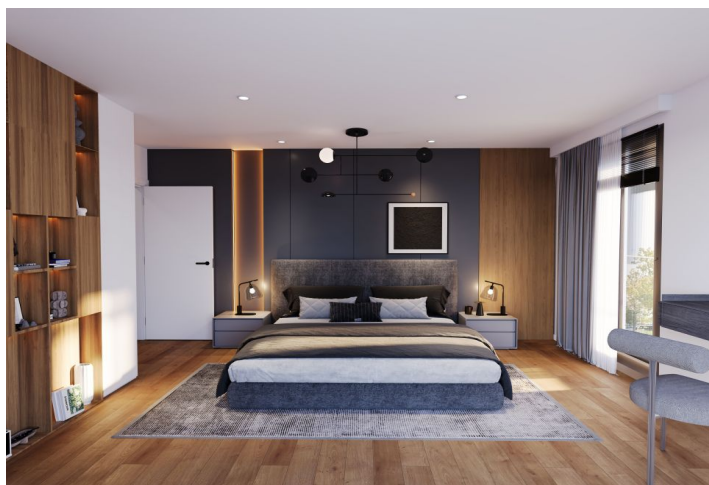




Apartment Two-bedroom (3+kk)

€ 569 395 | CZK 14 400 000

77.3 m², Praha 4, Michle, U Michelského mlýna





Apartment Two-bedroom (3+kk)

€ 569 395 | CZK 14 400 000

77.3 m², Praha 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.

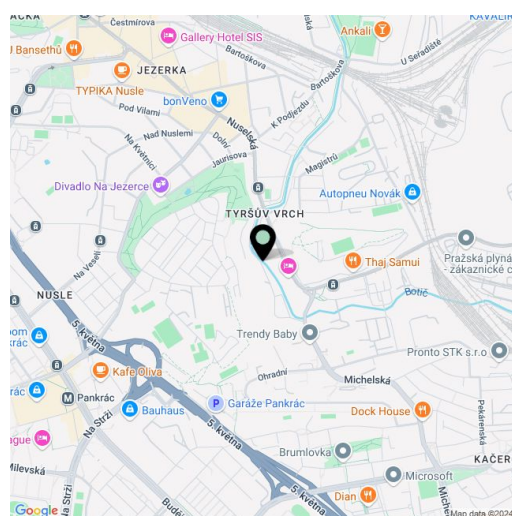
The area of the apartment on the 4th floor will be divided into a living room with access to an **east-facing balcony**, 2 bedrooms, a bathroom, a separate toilet and a vestibule. There will be preparation for the kitchen by the living room. Both bedrooms have access to a west-facing **balcony**.

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)

€ 569 395 | CZK 14 400 000

77.3 m², Praha 4, Michle, U Michelského mlýna

MICHELSKÉ ÚDOLÍ

Byt 50.1

3 + KK SNP

<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>Užitná plocha: 71,45 m²</p> <p>Podlahová plocha: 77,30 m²</p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; border-right: 1px solid white; padding-right: 10px;"> <p>07 BALKON 6,00</p> <p>08 BALKON 7,25</p> </td> <td style="width: 50%; padding-left: 10px;"> <p>Celková plocha: 90,55 m²</p> <p>Sklepní kóje: 3,05 m²</p> </td> </tr> </table>	<p>07 BALKON 6,00</p> <p>08 BALKON 7,25</p>	<p>Celková plocha: 90,55 m²</p> <p>Sklepní kóje: 3,05 m²</p>
<p>07 BALKON 6,00</p> <p>08 BALKON 7,25</p>	<p>Celková plocha: 90,55 m²</p> <p>Sklepní kóje: 3,05 m²</p>		

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

C&S DEVELOPIA

Poznámka: Plány jednotlivých místností jsou pouze orientační. Vyznažené zařízení v půdorysu (nabýtko, kuchyňská linka, elektrická spotřebiče, atd.) není součástí dodávky. Poznaté dodatky, 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 těchto podrobností.

POLoha BYTŮ

SNP

svoboda&williams | CHRISTIE'S
 Exkluzivní zastoupení