



## Apartment One-bedroom (2+kk)

€ 504 467 | CZK 12 705 000

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





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Total area	81 m <sup>2</sup>
Floor area*	66 m <sup>2</sup>
Balcony	15 m <sup>2</sup>
Parking	Yes
Cellar	3 m <sup>2</sup>
PENB	B
Reference number	106576

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.

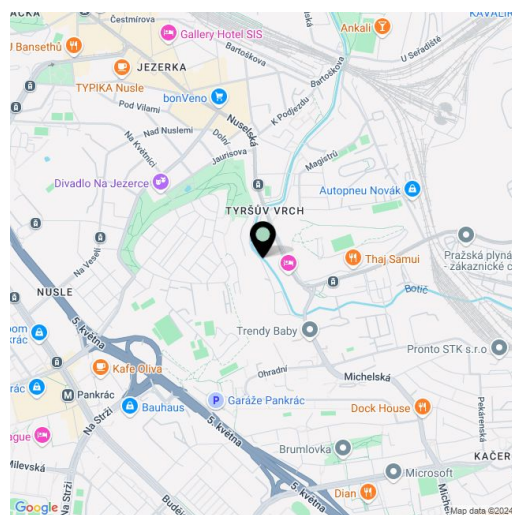
The area of the apartment on the 4th floor will be divided into a living room with access to a **south-facing balcony**, a bedroom, a bathroom, a separate toilet, a **walk-in wardrobe** and a vestibule. There will be preparation for the kitchen by the living room. A bedroom and a vestibule have access to an 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 62 m<sup>2</sup>, terrace 53.1 m<sup>2</sup>, cellar 2.3 m<sup>2</sup>.

For more information, visit the project website [www.michelskeudoli.cz](http://www.michelskeudoli.cz).



\* 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 50.2

2 + KK 5NP

<p>01 PŘEDSÍN 10,90</p> <p>02 POKOJ 12,55</p> <p>03 OBÝVAČÍ POKOJ S KK 29,15</p> <p>04 WC 1,60</p> <p>05 KOUPELNA 4,35</p> <p>06 ŠATNA 3,90</p>	<p>07 BALKON 7,80</p> <p>08 BALKON 7,25</p>
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Užitná plocha: 62,45 m<sup>2</sup>  
Podlahová plocha: 65,90 m<sup>2</sup>

Celková plocha: 80,95 m<sup>2</sup>  
Sklepní kóje: 3,05 m<sup>2</sup>

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**C&S DEVELOPIA**

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J

MĚŘITVO  
0 1 2 3 4 5

Poznámka: Plochy / jednotlivých místností jsou pouze orientační. Vyznažené zařízení v půdorysu (nabýrk, kuchynská linka, esenická 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. Vizualizace mají pouze ilustrační charakter. Developer si tímto vyhrazuje právo na případné změny, úpravy či doplnění těchto podrobností.

svoboda&williams | CHRISTIE'S  
 EKSKLUZIVNÍ ZASTOUPENÍ