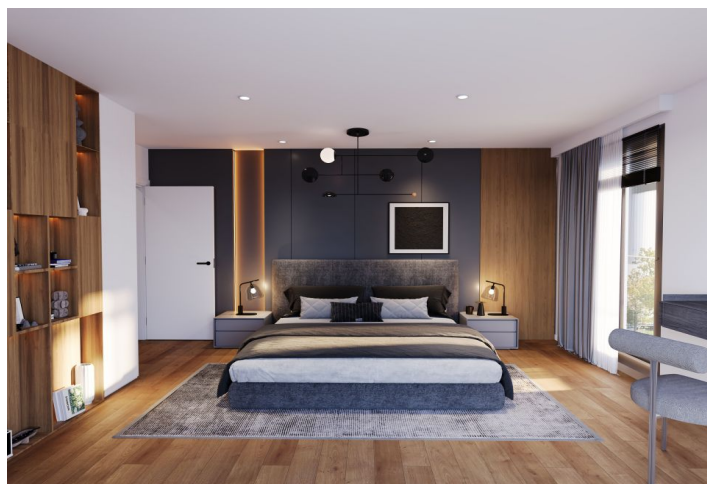




## Apartment One-bedroom (2+kk)

€ 489 650 | CZK 12 300 000

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





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Total area	87 m <sup>2</sup>
Floor area*	66 m <sup>2</sup>
Balcony	7 m <sup>2</sup>
Terrace	14 m <sup>2</sup>
Parking	Yes
Cellar	3 m <sup>2</sup>
PENB	B
Reference number	106577

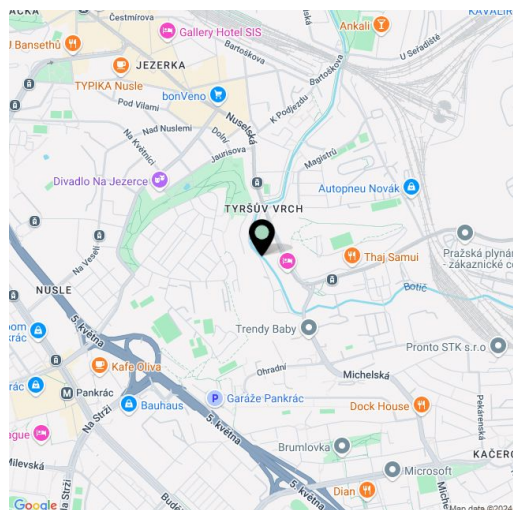
The above-standard finished air-conditioned apartment with a terrace and a balcony will be located in the currently emerging residential project Michelské údolí on the border of Michle, Nuslí and Pankrác, 5 minutes' walk from the tram stop and 270m from the Jezerka park. Completion is scheduled for Q2/2026.

The area of the apartment on the 5th floor will be divided into a living room with an east-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 has access to a west-facing terrace.

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 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 65.8 m<sup>2</sup>, terrace 14.1 m<sup>2</sup>, balcony 7.25 m<sup>2</sup>, cellar 3.25 m<sup>2</sup>.



\* 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 60.1

2 + KK 6NP

01 PŘEDSÍN	14,55
02 POKOJ	17,00
03 WC	1,65
04 KOUPELNA	3,90
05 OBÝVAČÍ POKOJ S KK	23,85

Užitná plocha: 61,20 m<sup>2</sup>  
Podlahová plocha: 65,80 m<sup>2</sup>

06 TERASA	14,10
07 BALKON	7,25

Celková plocha: 87,15 m<sup>2</sup>  
Sklepní kóje: 3,25 m<sup>2</sup>

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

0 1 2 3 4 5 METRY

POLOHA BYTU

GNP

Poznámka: Plány jednotlivých místností jsou pouze orientační. Vyznažené zařízení v půdorysu (nabýtko, kuchyňská linka, esenická spotřebiče, atd.) není součástí dodávky. Rozsah dodávky, speciálního konstruktivního, povrchového 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.

svoboda&williams | CHRISTIE'S  
 Exkluzivní zastoupení