



## Apartment One-bedroom (2+kk)

€ 532 988 | CZK 13 370 000

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	106578

This new air-conditioned apartment with 2 balconies will be part of an apartment building with an elegant brick facade and parking, which is currently being built 270m from the Jezerka park and a 5-minute walk from the nearest tram stop. A quiet place full of greenery in Prague 4 is on the border of Michle, Nusle and Pankrác, just 12 minutes from the city center by public transport. Completion is scheduled for Q2/2026.

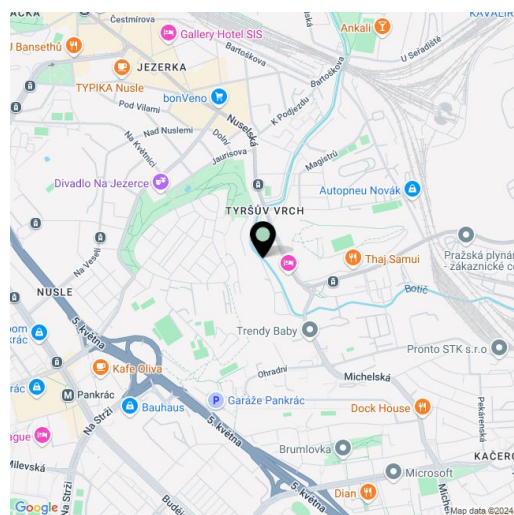
The area of the apartment on the 5th floor will be divided into a living room with a **south-facing balcony**, a bedroom, a bathroom, a separate toilet, a **walk-in wardrobe** and a vestibule. There will be preparation for the kitchen by the living room. A bedroom and a vestibule have access to an **east-facing 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 **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 m<sup>2</sup>, balconies 7.8 + 7.25 m<sup>2</sup>, cellar 3.25 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 60.2

2 + KK 6NP

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

Užitná plocha: 62,45 m<sup>2</sup>

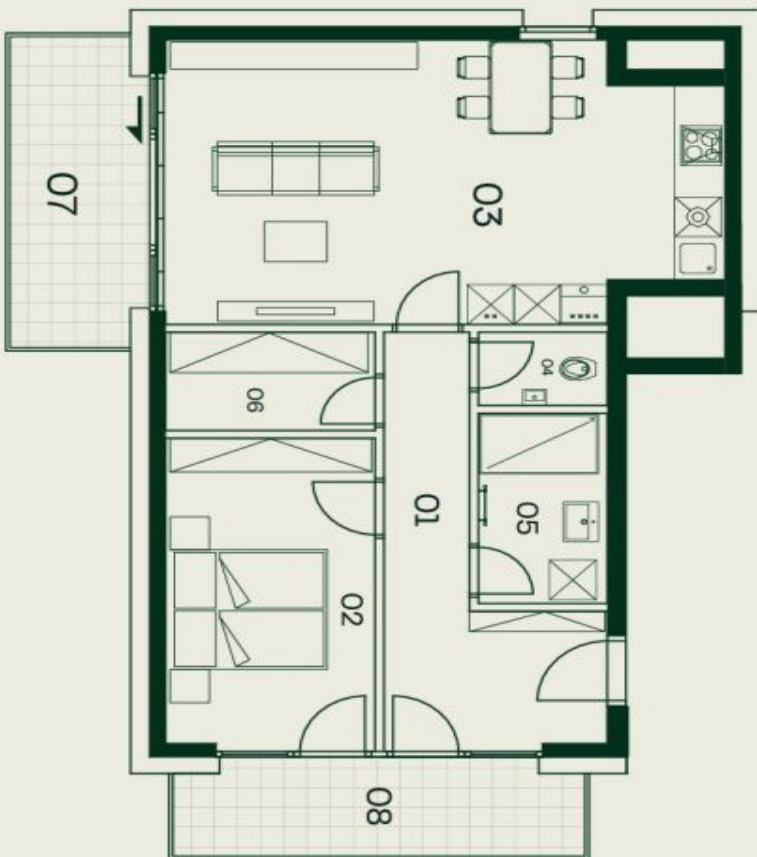
Podlahová plocha: 65,90 m<sup>2</sup>

07	BALKON	7,80
08	BALKON	7,25

Celková plocha: 80,95 m<sup>2</sup>

Sklepní kóje: 3,25 m<sup>2</sup>

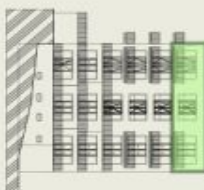
michelskeudoli.cz  
+420 724 551 238  
info@michelskeudoli.cz



Pozemní plochy jednotlivých místností jsou pouze orientační. Vyznačené zařízení v pokrovisu (nabýrk, kuchynská linka, elektrické spotřebiče, atd.) není součástí dodávky. Rozsah dodávky, specifikace konstrukcí, povrchové úpravy a vybavení jsou specifikovány ve standardním prováděcí kresbě a přílohou Smlouvy o budoucí kupní smlouvě. Vizuálizace mají pouze ilustrativní charakter. Developer si tímto vyhrazuje právo na případné změny, úpravy či doplnění údajů předloženého listu.



POLOHA BYTU



6NP

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INTERNATIONAL REAL ESTATE