



Apartment Two-bedroom (3+kk)

€ 638 957 | CZK 15 680 000

77.3 m², Prague 4, Michle, U Michelského mlýna





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Total area	91 m²
Floor area*	77 m²
Balcony	13 m²
Parking	Yes
Cellar	3 m²
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.



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MICHELSKÉ
ÚDOLÍ

Byt 50.1

3 + KK SNP

01	PŘEDSÍŇ	14,75
02	POKOJ	13,30
03	POKOJ	14,00
04	WC	1,65
05	KOUPELNA	3,90
06	OBÝVACÍ POKOJ S KK	23,85

Užitná plocha: 71,45 m²

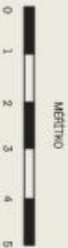
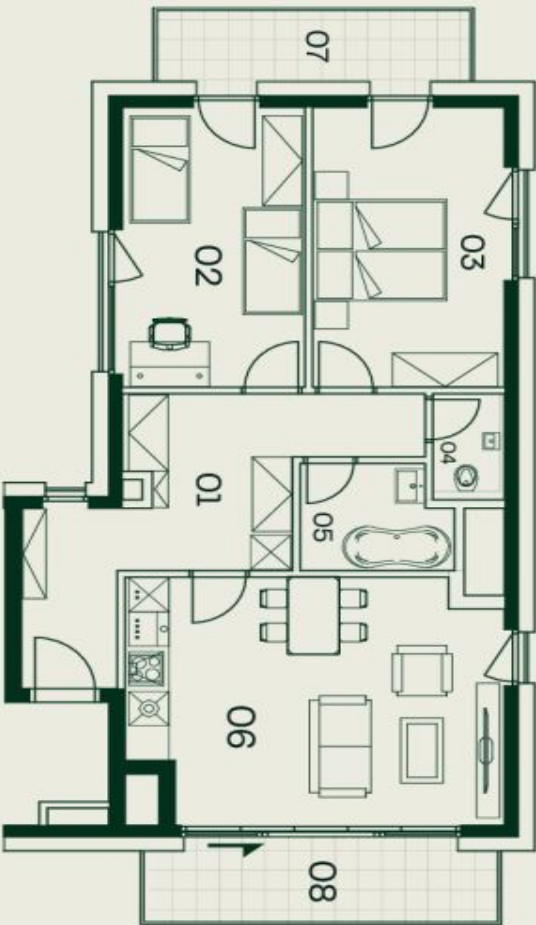
Podlahová plocha: 77,30 m²

07	BALKON	6,00
08	BALKON	7,25

Celková plocha: 90,55 m²

Sklepní kóje: 3,05 m²

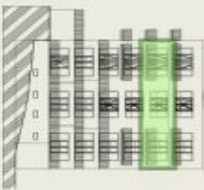
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Poznámka: Plochy jednotlivých místností jsou pouze orientační. Vybavení zařízení v podkrovní (kuchyň, koupelna, WC, elektrické spotřebiče, atd.) není součástí dodávky. Rozsah dodávky, specifikace konstrukcí, povrchové úpravy a vybavení jsou specifikovány ve standardním provedení, které je přílohou Smlouvy o budoucí kupní smlouvě. Vozidla jsou pouze ilustrační charakter. Developer si tímto vyhraňuje právo na případné změny úpravy a doplnění tohoto prodejního listu.



POLOHA BYTU



SNP