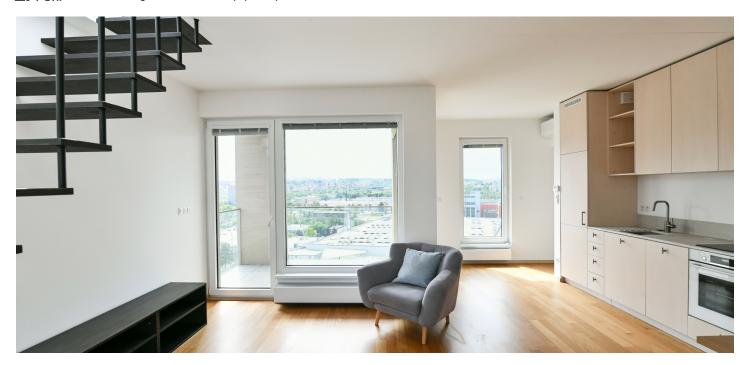


# Apartment One-bedroom (2+kk)

€ 446 113 I CZK 10 990 000

81.6 m², Prague 10, Michle, U plynárny













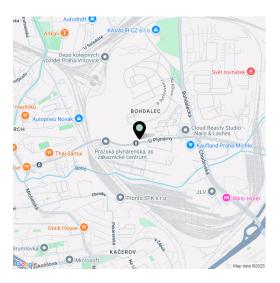


## **Apartment One-bedroom (2+kk)**

## € 446 113 I CZK 10 990 000

81.6 m², Prague 10, Michle, U plynárny

Total area	91 m²
Floor area*	82 m²
Loggia	10 m²
Parking	1 parking space in the underground garage for an additional fee
Garage	Yes
Cellar	Yes
PENB	В
Reference n	umber 108911



\* 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.

An apartment with two loggias and an interior designed by an architectural studio occupies the entire 7th floor of an energy-efficient new building located in Prague 10 – Michle, close to a tram stop.

The floor area of the apartment comprises a living room with a kitchen, a bedroom with an adjoining study, a bright bathroom (with both a bathtub and shower), a separate toilet, a utility room with connections for a washer and dryer, a spacious entrance hall, and a foyer. Both the living room and bedroom open onto **loggias**, and the staircase from the living room leads to a walkable rooftop **terrace**. The loggias and rooftop offer panoramic **views** of the **surrounding area**.

This energy-efficient building, with an underground garage and elevator, was approved for occupancy in 2021. High-end features include three-layer Kährs wooden floors, large-format windows prepped for motorized blinds, heat recovery ventilation, air-conditioning, Villeroy & Boch sanitary ware, Hansgrohe fixtures, fire-rated security entrance doors, and flush interior doors with magnetic locks. The interior was custom-designed by a renowned architectural studio, and the kitchen features a concrete worktop. There is the option to purchase three interconnected basement storage units with a total area of 6 m² for CZK 300,000, and a garage parking space with a width of 3.6 meters for CZK 750,000. Entry to the building is via chip access.

A supermarket operates right next to the building, and nearby amenities include the Eden shopping center, a fitness center, and sports facilities, including a swimming stadium. Excellent transport accessibility is ensured by tram and bus connections, and quick access by car to the Jižní spojka and Spořilovská connector roads.

Floor area 81.6  $m^2$ , loggias 4  $m^2$  and 6  $m^2$ .

# Michle, U Plynárny

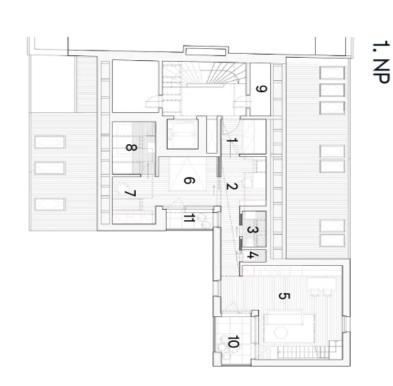
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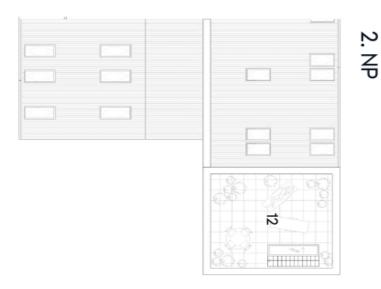
81.6 m², Prague 10, Michle, U plynárny



Koupelna Komora Lodžie Lodžie Terasa

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