



Apartment One-bedroom (2+kk)

€ 446 113 | CZK 10 990 000

81.6 m², Prague 10, Michle, U plynárny





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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	B
Reference number	108911

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.

* 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.

Floor area 81.6 m², loggias 4 m² and 6 m².



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Byt 2+kk

1. NP



- | | | | |
|---|------------------------|----|----------|
| 1 | Zádvěří | 8 | Koupelna |
| 2 | Předsíň | 9 | Komora |
| 3 | WC | 10 | Lodžie |
| 4 | Komora s pračkou | 11 | Lodžie |
| 5 | Obýtný pokoj + Kuchyně | 12 | Terasa |
| 6 | Ložnice | | |
| 7 | Pracovní kout | | |

2. NP

