



**39,660,000 CZK**

**Three bedroom duplex apartment for sale: Praha 5 - Malá Strana, Zborovská Zborovská, Praha 5**

registration number	<b>25007</b>
type of contract	<b>sale</b>
area	<b>142 sqm</b>
terrace	<b>yes</b>
available from	<b>01.02.2025</b>

property type	<b>flat</b>
disposition	<b>4+kk</b>
floor	<b>5th floor</b>
PENB energy label	<b>D</b>

We offer for sale a spacious, bright three bedroom duplex apartment with a terrace located on the 5th and 6th floor of an apartment building with an elevator. The house is located in a prestigious location in Prague 5 - Malá Strana, within a short walking distance to Petřín, Kampa Park and city center. The apartment has a practical layout, on the lower floor there is a spacious entrance hall, an open floor plan of 41 sqm with a living room, a dining room and a kitchen with an island with a built-in gas hob, one bedroom or study and a toilet. There are wooden staircase leading to the upper floor where is a hallway, two bedrooms, of which the master bedroom has its own dressing room and a terrace with a beautiful view across the courtyard over the city, ideal for relaxation and outdoor seating, the second bedroom with a view of Petřín Hill, a large bathroom with a corner bath, shower and toilet. There are wooden parquet floors in living space and bedrooms, the other rooms have tiles, there are air condition units in all bedrooms. The heating and hot water is provided by gas heater and Vaillant boiler. The total area of apartment interior is 142 sqm, terrace of 12 sqm. The house has a common storage room in the basement used for storing bicycles, strollers. Excellent location offers all civic amenities, excellent public transport connections, easy connection by car. There are cafes, shops, restaurants, shopping mall in the vicinity. The apartment offers comfortable living in the center of Prague on the border of the Smíchov and Malá Strana districts. For more information, call 603 426 284.