



**39,660,000 CZK**

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

registration number	<b>25068</b>
type of contract	<b>sale</b>
area	<b>154 sqm</b>
terrace	<b>yes</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 in a prestigious location Prague 5 - Malá Strana within a short walking distance to Petřín Park, Kampa Park and city center. The apartment's layout provides on the lower floor 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, next to Café Savoy. For more information please call 603 426 284.