



Apartment Three-bedroom (4+kk)

€ 1 384 552 | CZK 33 700 000

141.7 m², Prague 5, Malá Strana, Zborovská





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Total area	153 m²
Floor area*	142 m²
Terrace	12 m²
Parking	-
Cellar	-
Service price	10 166 CZK monthly
PENB	D
Reference number	111134

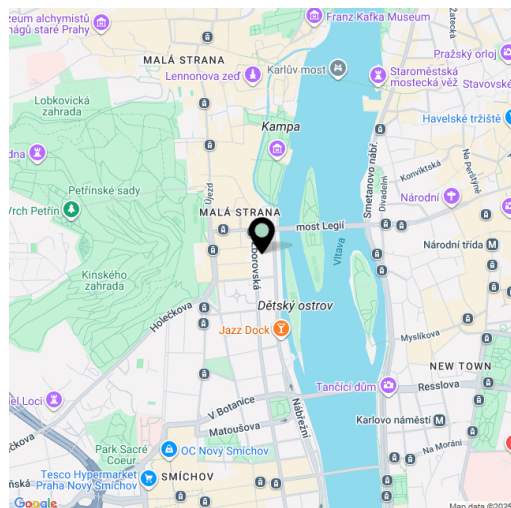
This very spacious, air-conditioned duplex apartment with a terrace and views of Petřín Hill and the city center is located in a beautifully renovated Art Nouveau building in Malá Strana.

The entrance level (5th floor) consists of a forty-square-meter living room with a kitchen and dining area, 1 bedroom, a toilet, and an entrance hall. In the attic there are 2 bedrooms, a spacious bathroom (corner bathtub, walk-in shower, toilet, connection for a washing machine and dryer), a separate toilet, and a small study. One of the bedrooms has access to an **east-facing terrace** overlooking the **courtyard**.

The apartment has been renovated; the floors are **wooden** and tiled, and the different height levels are connected by a **solid-wood** staircase. The kitchen is fully equipped with **Bosch** appliances, the rooms have **air-conditioning units**, and the terrace can be shaded with an **awning**. The Art Nouveau residential building with well-maintained common areas has an **elevator that goes directly to the apartment**.

The location allows you to reach the city center—**Národní třída**—in just a few minutes on foot, and a tram stop as well as a metro station are within walking distance. The immediate surroundings offer full amenities, including many shops, restaurants, cafés, and schools, including a **high school** and the **French Lycée**. The area is enhanced by green spaces on **Petřín Hill**, **Kampa**, and **Střelecký Island**.

Floor area 141.7 m², terrace 11.7 m².



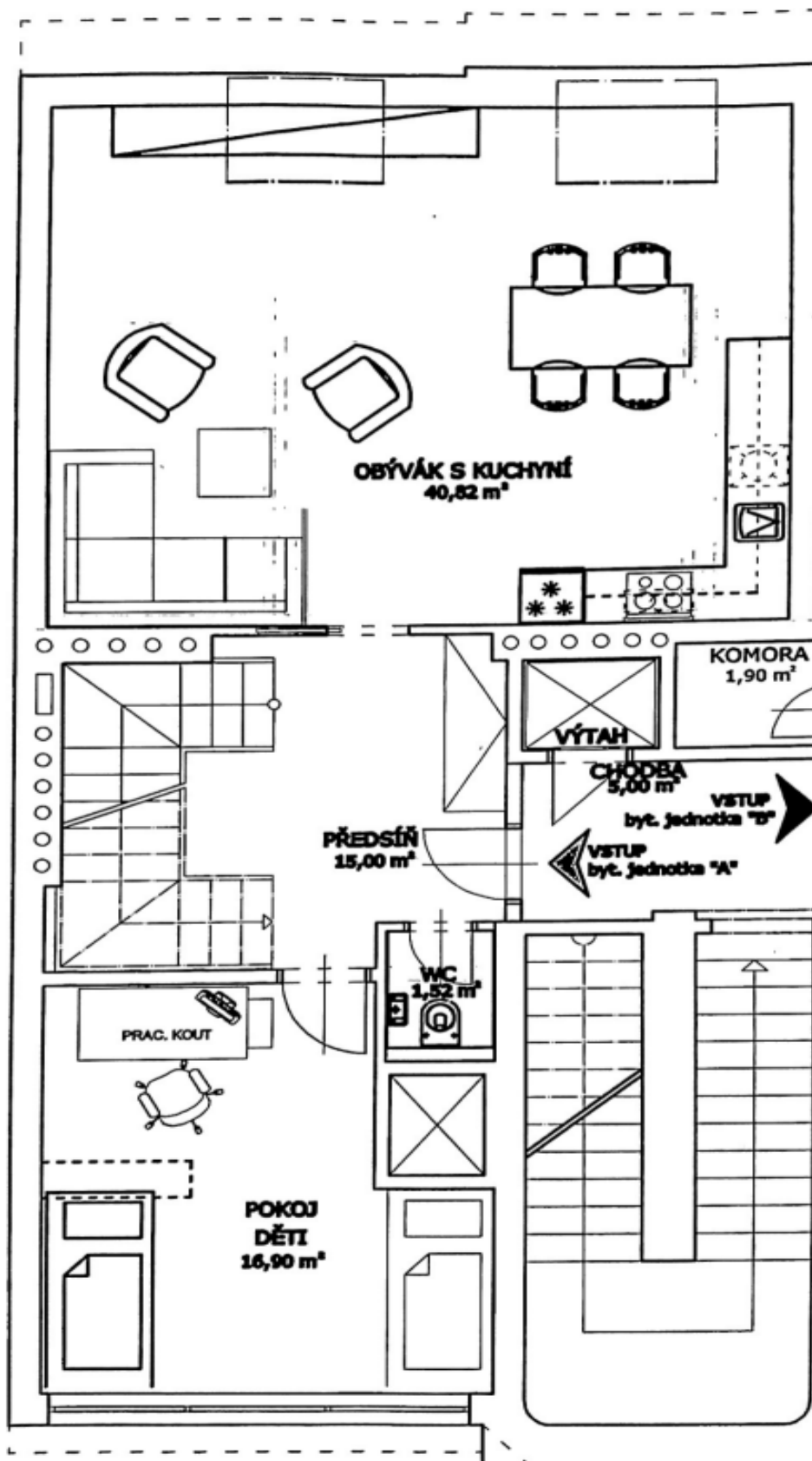
* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



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