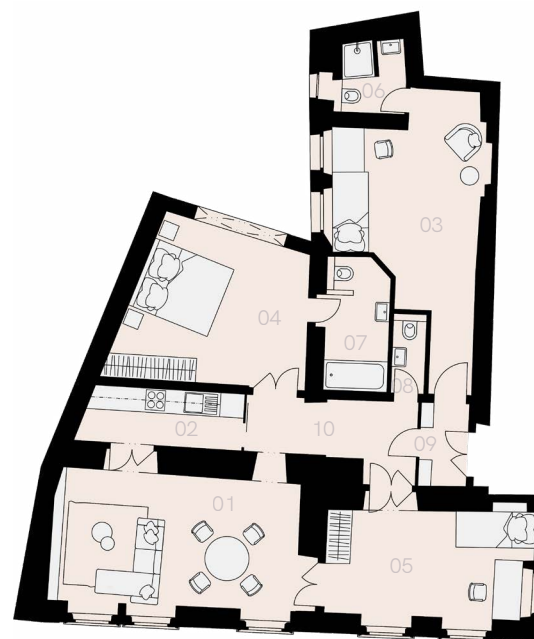


Uvoz 26 Residence

Prague 1

Apartment C-6 — 4+1 — 111,8 sqm — 3RD FLOOR — 25 900 000 CZK

| No. | Name | Area / sqm |
|-------------------|---------------|------------|
| 01 | Living room | 22,7 |
| 02 | Kitchen | 5,8 |
| 03 | Bedroom | 19,0 |
| 04 | Bedroom | 17,2 |
| 05 | Bedroom | 15,7 |
| 06 | Bathroom + WC | 2,8 |
| 07 | Bathroom + WC | 5,2 |
| 08 | WC | 1,5 |
| 09 | Hallway | 7,8 |
| 10 | Hall | 2,7 |
| Usable floor size | | 100,4 |
| Total floor size | | 111,8 |
| Cellar | | NO |
| Parking place | | NO |



3RD FLOOR





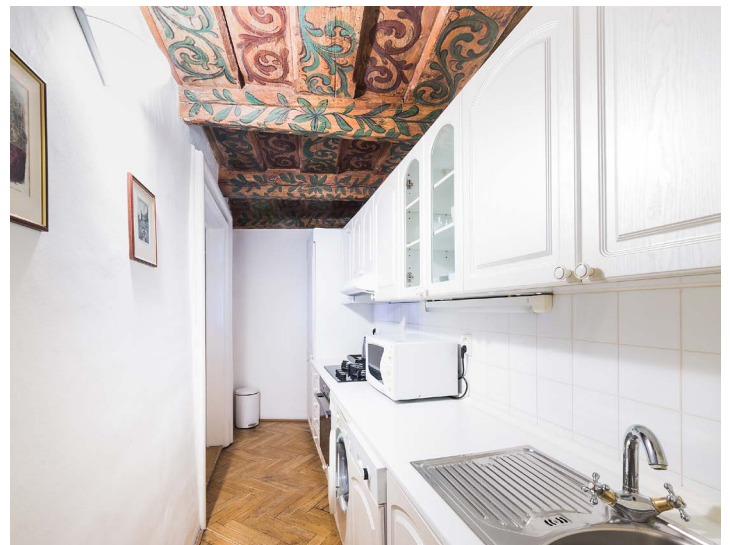
Apartment C-6 with a layout of 3 bedrooms apartment with separate kitchen with an area of 111.8 sqm is located on the second floor of the Uvoz Residence and has a view of the surrounding landmark - the Petrin lookout tower - from two rooms.

A distinctive architectural element of the apartment is **the painted wooden ceilings** in the bedroom and kitchen, which give it an unmistakable atmosphere.

The apartment was renovated in February 2021 and has new distribution systems (electrical, sewage, water).

On the floor are **renovated three-layer oak parquets** in combination with large-format tiles near the kitchen corner and in the bathrooms. The bathrooms have also been renovated and are for sale incl. furniture brands: Laufen, Huppe, Hansgrohe. There is also a new Vaillant gas boiler.

The apartment has refurbished windows, a new kitchen including Whirlpool appliances including an induction hob.



Reconditioned wooden windows

Oak three-layer parquet floors

The original wooden ceilings



Energy efficiency of the building: D

Type of roof: hip

Roof covering: folded - type of beaver