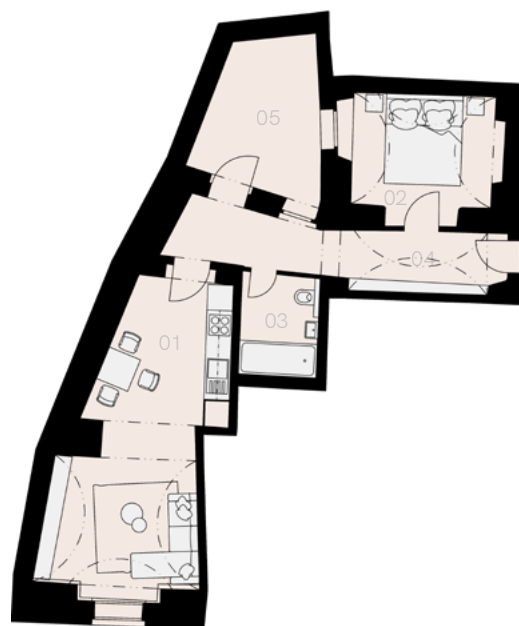


# Uvoz 26 Residence

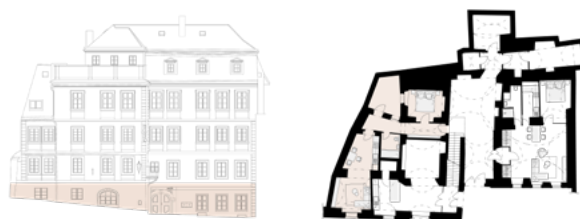
## Prague 1

Apartment C-3 — 2+KK — 49,9 sqm — 1<sup>ST</sup> FLOOR — 9 900 000 CZK

No.	Name	Area / sqm
01	Living room + Kitchen	23,4
02	Bedroom	9,9
03	Bathroom + WC	4,1
04	Hallway	11,2
Usable floor size		48,6
Total floor size		49,9
05	Garden / backyard	9,6
Cellar		NO
Parking place		NO



1<sup>ST</sup> FLOOR





Apartment C-3 with a layout of 1 bedroom apartment with kitchenette with an area of 49.9 sqm is located on the ground floor of the Uvoz Residence and has its own backyard, which can be used as a place to relax. At the same time, the living room offers a view of the surrounding landmark - the Petrin lookout tower.

A beautiful architectural element of the apartment is **the high vaulted ceilings**, which give it a unique atmosphere.

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

**The entire apartment has large-format tiles on the floor.** The bathroom was also renovated and is 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

Refurbished wooden door

Own backyard to relax



Energy efficiency of the building: D

Type of roof: hip

Roof covering: folded - type of beaver