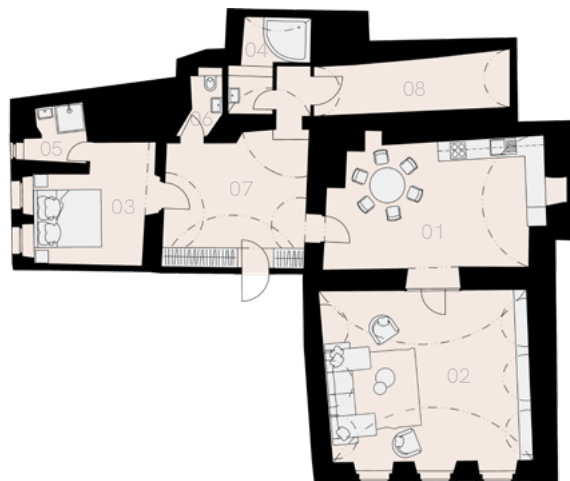


Uvoz 26 Residence

Prague 1

Apartment C-4 — 2+1 — 126,7 sqm — 2ND FLOOR — 24 500 000 CZK

No.	Name	Area / sqm
01	Kitchen	27,4
02	Living room	36,2
03	Bedroom	12,7
04	Bathroom	5,3
05	Bathroom	2,9
06	WC	1,9
07	Hall	21,5
08	Storage room	10,2
Usable floor size		118,1
Total floor size		126,7
Cellar		NO
Parking place		NO



2ND FLOOR





Apartment C-4 with a layout of 1 bedroom apartment with separate kitchen with an area of 126.7 sqm is located on the first floor of the Uvoz Residence and has a view of the surrounding landmark - the Petrin lookout tower.

A distinctive architectural element of **the apartment is not only the high vaulted ceilings**, which give it a unique atmosphere, but at the same time there is an original painting in the living room. **In the bedroom you will find a wooden ceiling**, which gives the room its coziness and originality. In the bathroom, you can see the historical appearance of the brick vault.

The apartment was renovated in February 2021 and has new distribution systems (electrical, sewage, water). The floor has renovated oak three-layer parquet in combination with large-format tiles in 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

Original paintings on the ceiling



Energy efficiency of the building: D

Type of roof: hip

Roof covering: folded - type of beaver