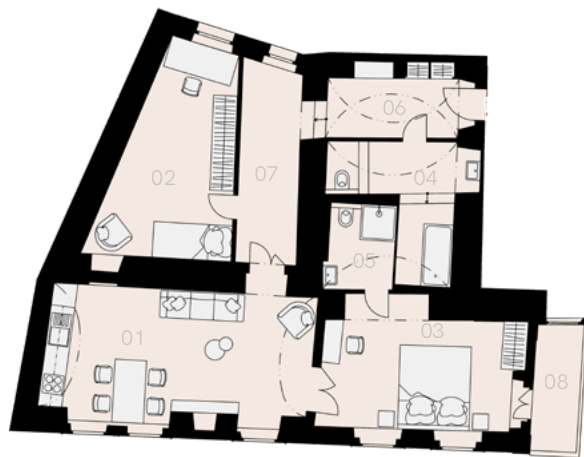


Uvoz 26 Residence

Prague 1

Apartment C-5 — 3+KK — 89,4 sqm — 2ND FLOOR — 20 990 000 CZK

No.	Name	Area / sqm
01	Living room + Kitchen	23,0
02	Bedroom	16,0
03	Bedroom	15,1
04	Bathroom + WC	8,4
05	Bathroom + WC	3,5
06	Hallway	6,5
07	Hall	7,7
Užitná plocha bytu		80,2
Celková plocha bytu		89,4
08	Balcony	3,9
Cellar		NO
Parking place		NO



2ND FLOOR





Apartment C-5 with a layout of 2 bedrooms apartment with kitchenette with an area of 89.4 sqm is located on the first floor of the Uvoz Residence and has a balcony measuring 3.9 sqm with a view of the surrounding landmark - the Petřín lookout tower.

The beautiful apartment on the second floor, which is the only one with a balcony overlooking Petřín, not only has high vaulted ceilings in the living room connected to the kitchen, but at the same time is **original wooden painted ceiling** in the bedroom.

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 wooden ceiling



Energy efficiency of the building: D

Type of roof: hip

Roof covering: folded - type of beaver