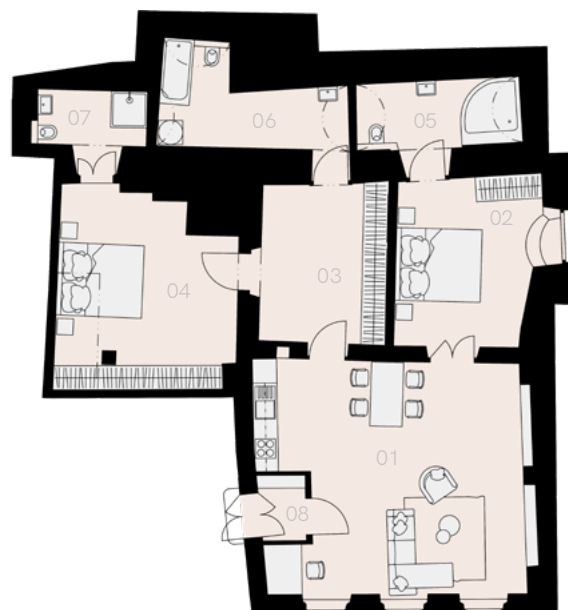


# Uvoz 26 Residence

## Prague 1

Apartment C-7 — 4+KK — 124,9 sqm — 3<sup>RD</sup> FLOOR — 25 900 000 CZK

No.	Name	Area / sqm
01	Living room + Kitchen	37,5
02	Bedroom	14,4
03	Room	13,0
04	Bedroom	20,7
05	Bathroom + WC	7,4
06	Bathroom + WC	9,5
07	Bathroom + WC	4,5
08	Hallway	2,5
Usable floor size		109,5
Total floor size		124,9
Cellar		NO
Parking place		NO



3<sup>RD</sup> FLOOR





Apartment C-7 with a layout of 3 bedrooms apartment with kitchenette with an area of 124.9 sqm is located on the second floor of the Uvoz Residence and has a view of the dominant area - the Petrin lookout tower - from the main living room.

A distinctive architectural element of the apartment is **the ceiling with exposed beams** in the living room, which give it a unique 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

Ceiling with admitted beams



Energy efficiency of the building: D

Type of roof: hip

Roof covering: folded - type of beaver