

Uvoz 26 Residence

Prague 1

Apartment C-9 — 3+1 — 114,7 sqm — 4TH FLOOR — 26 900 000 CZK

No.	Name	Area / sqm
01	Living room	38,6
02	Bedroom	22,6
03	Bedroom	17,2
04	Kitchen	11,1
05	Bathroom + WC	6,2
06	Bathroom + WC	3,1
07	WC	1,0
08	Hallway	5,5
Usable floor size		105,3
Total floor size		114,7
09	Gallery/ Terrace	14,0
Cellar		NO
Parking place		NO



4TH FLOOR





Apartment C9 with a layout of 2 bedrooms apartment with separate kitchen with an area of 114.7 sqm is located on the third floor of the Uvoz Residence and has a view from the living room and bedroom to the dominant feature of the neighborhood - the Petrin lookout tower. At the same time, it has a private terrace with the entrance to the kitchen.

A distinctive architectural element of the apartment is **the plastic decoration of the ceiling or stucco in the living room**, which gives it a unique atmosphere. At the same time, there is a private terrace, which can be entered into the apartment through the kitchen, so you don't have to go around the entire apartment to have breakfast on the terrace.

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

Original stucco



Energy efficiency of the building: D

Type of roof: hip

Roof covering: folded - type of beaver