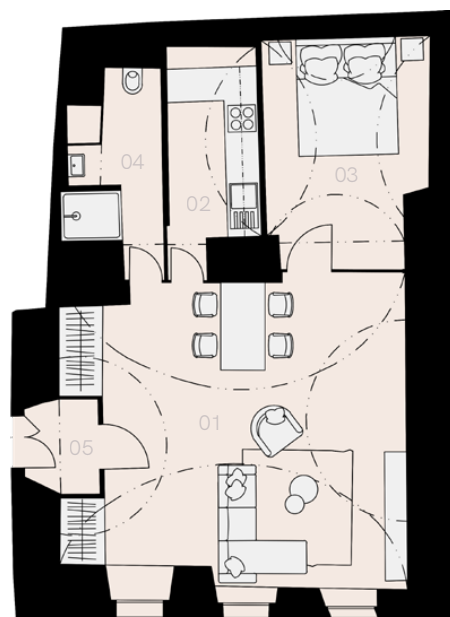


Uvoz 26 Residence

Prague 1

Apartment C-2 — 2+1 — 58,9 sqm — 1ST FLOOR — 11 500 000 CZK

No.	Name	Area / sqm
01	Living room	32,0
02	Kitchen	5,6
03	Bedroom	11,7
04	Bathroom + WC	5,0
05	Hallway	2,5
Usable floor size		56,8
Total floor size		58,9
Cellar		NO
Parking place		NO



1ST FLOOR





Apartment C-2 with a **layout of 1 bedroom apartment with separate kitchen** with an area of 58.9 sqm is located on the ground floor of the Uvoz Residence and has a view of the greenery in front of the house and the dominant feature of the neighborhood - the Petrin lookout tower.

A distinctive 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 floor has **renovated oak three-layer parquet** in combination with large-format tiles in the kitchen corner and in the bathroom. 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.



Refurbished wooden windows

Oak three-layer parquet

Reconditioned wooden doors



Energy efficiency of the building: D

Type of roof: hip

Roof covering: folded - type of beaver