

NA SPRZEDAŻ

DUŻY DOM
z DUŻYM potencjałem
INWESTYCYJNYM

Szczecin - Gumieńce

306m²
Grunt 296m²

5 „mieszkań”
5 x łazienka
5 x Kuchnia

ŻÓWA LOKALIZACJA
W pobliżu centrum miasta, blisko terenów zielonych i terenów rekreacyjnych.

NIEZALEŻNY DOSTĘP
Budynek posiada własny, niezależny dostęp z własnym wejściem i wyjściem.

PRESTIŻOWA LOKALIZACJA
Budynek znajduje się w prestiżowej dzielnicy miasta.

SOLIDNA KONSTRUKCJA
Budynek wykonany jest z solidnych materiałów, co gwarantuje długą żywotność.

NIEZALEŻNY DOSTĘP
Budynek posiada własny, niezależny dostęp z własnym wejściem i wyjściem.

PROSTA INWESTYCJA
Budynek jest idealnym rozwiązaniem dla osób poszukujących prostego i funkcjonalnego rozwiązania.

PRZYZIEMIE BUDYNKU
I

NA KONCEPCJĘ WYDZIELONO CZĘŚĆ Z PODZIEMIA GOSPODARSTWA WRAZ Z ANEKSEM GOSPODARSTWA, ŁAZIENKA ORAZ ODBITYM WŁOZEM.

1. Kuchnia - 10 m²
2. Łazienka - 5 m²
3. Kuchnia - 10 m²
4. Łazienka - 5 m²
5. Kuchnia - 10 m²
6. Łazienka - 5 m²
7. Kuchnia - 10 m²
8. Łazienka - 5 m²
9. Kuchnia - 10 m²
10. Łazienka - 5 m²

Flexible Semi-Detached House in Szczecin Gumieńce with Investment Potential

272,000 € (1,150,000 PLN)

Year built 1990 11 Rooms ~307 m²

Description

Semi-detached house in Gumieńce, Szczecin

A semi-detached house for sale in the Gumieńce district of Szczecin, offering excellent potential thanks to its location and functional layout. This property is a great option for a company headquarters, as well as for buyers considering dividing the building into smaller independent units.

The house has **4 levels** and features a **large stairwell built in one vertical line**, extending beyond the main living areas. This layout makes it possible to use each floor independently and allows for quick adaptation to different needs.

Highlights

- Flexible layout ideal for **office, residential, storage, or service use**
- Suitable for **rental of separate room sets** or independent units
- Possibility to create **independent residential, service, and rental sections**
- Fast adaptation for division into separate premises
- **Two terraces**
- **Private garden at the back of the house**
- Additional technical and utility rooms

Previously arranged as 5 independent units

- **Basement:** 2 guest rooms with separate entrance, kitchen, and bathroom, plus storage space adapted from the garage
- **Ground floor:** beauty salon with bathroom, 2 rooms, and space with connections for a kitchenette
- **Ground floor:** studio apartment with 2 rooms, bathroom, and kitchen
- **First floor:** apartment with 2 rooms, kitchen, and bathroom
- **Attic:** office with 3 rooms; previously also included a bathroom and kitchenette on this level

Property details

- **Property type:** House
- **Type:** Semi-detached
- **Year built:** 1990
- **Condition:** For refreshing
- **Total area:** 307 m²
- **Usable area:** 277 m²
- **Plot area:** 296 m²
- **Plot shape:** Irregular
- **Plot position:** Flat
- **Ownership:** Full ownership
- **Walls:** Block
- **Floors:** 2
- **Garage:** Yes

- **Terrace area:** 9 m²
- **Windows:** Plastic
- **Roof:** Tile
- **Fence:** Mixed

Utilities and technical features

- Gas heating
- Gas-fired combi boiler
- Electricity
- Gas connection
- Municipal sewage system
- Municipal water supply

Location

The street is covered by a local zoning plan allowing development on only one side. A concrete parking area opposite the property provides additional parking spaces. The street connects directly with a main city road.

Nearby: - Park - Kindergarten - Primary school - University - Public transport - Pharmacy
- Playground

A property with strong potential in a sought-after location. Highly recommended for viewing.

Details

House for sale – Gumieńce

- Property type: House
- Available from: 22.07.2022
- Previous price: PLN 1,030,000
- District / housing estate: Gumieńce
- Plot location: Flat terrain
- Total area: 307 m²
- Plot area: 296 m²
- Plot shape: Irregular
- Usable area: 277 m²
- Ownership type: Ownership
- House type: Semi-detached
- Year built: 1990
- Condition: Needs refreshing
- Building condition: Needs refreshing
- Wall material: Hollow block

- Number of floors, including ground floor: 2
- Hot water source: Gas, two-circuit boiler
- Heating: Gas central heating
- Electricity: Yes
- Gas connected: Yes
- Sewerage: Municipal
- Water supply: Municipal water
- Windows: Plastic
- Roof covering: Tiles
- Fence type: Mixed
- Garage: Yes
- Terrace area: 9 m²
- Nearby park: Close by
- Nearby kindergarten: Close by
- Nearby primary school: Close by
- Nearby university: Close by
- Public transport: Close by
- Nearby pharmacy: Close by
- Nearby playground: Close by

Property features

Gas Garage Cellar Garden

Stettin

Szczecin is the largest city in northwestern Poland, located on the Oder river and close to the Szczecin Lagoon. It has a large seaport and a historic old town. Worth seeing are the medieval Chrobry Embankment along the river with a view of the harbour, the old town with its town hall, and numerous museums (such as the National Museum). Although not directly on the sea, a maritime atmosphere is felt here thanks to the river and the lagoon. The climate has continental influences but is cool in summer thanks to Baltic winds.

Note

- The first photo in our gallery has been lightly edited to illustrate how the property could look – for example with a different wall colour. The following images show the actual condition of the property.
- The price shown in euros corresponds to the price in złoty, but due to exchange rate fluctuations it is always an approximate value. Our listings always also state the price in złoty, as requested by the seller.

Notes on Polish real estate practices:

- Limited location information: in Poland it is common practice for property listings not to disclose the exact address of the property.
- Floor plans: detailed floor plans are not always provided in listings.

As a real estate agency, we offer comprehensive support to our clients. We represent you as the buyer.

We work with vetted partners (property valuation, tax and legal advice, sworn translations, renovation of properties in need of refurbishment).

For investment properties, we can also take care of property management.

Personal support – transparent, competent, and in English.

Dream Estate

#405872

Dream Estate Team