



Spacious 4-Room Duplex Apartment with Parking in Szczecin Dąbie

198,000 € (845,221 PLN)

Year built 2021 4 Rooms ~107 m²

Description

Spacious Duplex Apartment with Parking Space Included

A unique opportunity to purchase a **4-room duplex apartment** with a total area of **106.99 m²**, located on **Wiosenna Street in Dąbie**. The property comes with **1 parking space included**.

Set in a **modern 3-storey building with a lift**, completed in **2021**, this is the **only residential apartment in a building with 7 office units**, offering a particularly quiet and peaceful atmosphere, especially in the afternoons and evenings.

Property highlights

- **Total area:** 106.99 m²

- **Layout:** 4 rooms
- **Condition:** developer standard
- **Building year:** 2021
- **Lift:** yes
- **Parking:** 1 space included
- **Availability:** from **17.10.2022**

Layout

Level I – 48.94 m² - Living room with kitchenette – approx. **26 m²** - Bedroom – approx. **12 m²** - Bathroom with toilet – approx. **5 m²**

Level II – 58.05 m² - 2 rooms – approx. **20 m² each**

Standard and features

- Developer-standard finish, ready for your own interior design
- Flexible layout possibilities thanks to the building's frame structure
- Occupancy permit already issued
- Spacious staircases
- External door with enhanced burglar resistance and improved acoustic insulation
- All walls between the apartment, neighboring units and staircase are masonry-built with an additional acoustic system
- Windows: partly **aluminium**, partly **PVC**
- Intercom
- 400V power connection
- District heating
- Hot water from the municipal network
- Fibre-optic internet available

Building

The apartment is located in an **office building in excellent condition**, adapted to include this residential unit. This uncommon setting combines modern construction with extra privacy and calm.

Important information

- Charges to the building manager are **currently being determined**.
- Utilities are **individually metered**: electricity, cold water, municipal hot water and district heating.

A very interesting option for buyers looking for a spacious modern home with the freedom to create a bespoke interior in a quiet part of Dağlık.

Details

Apartment for Sale

A spacious apartment available from **17.10.2022**, located in the **Dağlık** district.

- **Total area:** 106.99 m²
- **Building type:** Office building
- **Year of construction:** 2021
- **Condition / finish:** Developer standard
- **Building condition:** Excellent
- **Wall material:** Other
- **Kitchen:** Kitchenette
- **Room sizes:** 26 m², 13 m², 22.29 m²
- **Number of floors in the building:** 3
- **Hot water:** Municipal network
- **Heating:** District heating from the municipal network
- **Lift:** Yes
- **400V power connection:** Yes
- **Intercom:** Yes
- **Windows:** Aluminum, PVC
- **Garage:** Yes
- **Parking spaces:** 1

Property features

Elevator Garage

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).

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