



Luxury 117 m² Apartment with Sauna and Balconies in Szczecin Centre

234,000 € (999,000 PLN)

Year built 2013 4 Rooms ~117 m²

Description

Unique Luxury Apartment in Szczecin Centre

A truly exceptional **117 m² apartment** located on the **top, fourth floor** of a modern **2013 apartment building** within a prestigious, gated estate close to Szczecin city centre.

This single-level residence was individually designed with a clear division into **day and night areas**, and offers **3 balconies, a large loggia, and a private dry sauna**. The apartment enjoys a **south-west orientation**, providing excellent natural light throughout the day.

Layout

Day area - Spacious entrance hall leading to the living room (**25 m²**) - Open-plan kitchen (**20 m²**) - Study / guest bedroom (**8 m²**) - Separate WC - Walk-in wardrobe - Utility/laundry room next to the kitchen (**6 m²**) - Balcony (**7 m²**) with access from both the kitchen and living room

Night area - Bedroom (**18 m²**) - Separate bathroom (**4 m²**) with shower and a deep tray - Balcony (**6 m²**) - Bedroom (**20 m²**) - Large walk-in wardrobe - Bathroom suite with: - bathtub - separate shower with multiple jets - two-person dry sauna with electric stove - Balcony (**12 m²**) with access from both the larger bedroom and the bathroom suite

Features and installations

- Underfloor heating throughout the apartment
- Mechanical ventilation with heat recovery
- Smart home system controlling lighting, heating, and ventilation via computer or smartphone
- Central vacuum system
- Multi-zone ceiling speakers in the living room, kitchen, larger bedroom, and bathroom suite
- Lift in the building
- Internet connection
- Intercom
- Fully fenced estate

Finish and equipment

The apartment has been finished with premium materials: - Oiled KAHRS wooden flooring in the living room - PERGO AC6 floor panels in the kitchen - Bathrooms finished with exotic wood and high-end Italian/Spanish tiles - ROCA, GROHE, and DEANTE fittings

The kitchen is fully fitted and furnished, including: - Veneered cabinet fronts - BLUM mechanisms - High-end appliances

Additional options

- Up to **3 underground parking spaces** are available for purchase separately: **€9,217 each (PLN 40,000)**
- A **12 m² storage unit** may also be purchased separately at an agreed price

Extra information

- Community fee: **€115 (PLN 500)** per month
- Utility charges are billed according to individual consumption

This property is an excellent choice for those seeking a refined home in a prime central location, as well as for investors looking for high-quality apartments in one place. Several other units in the building are also available in different sizes.

Details

Apartment for sale

- | | |
|---|-------------------------------------|
| • Location: Śródmieście-Centrum | • Heating: Municipal heating |
| • Property type: Apartment | • Elevator: Yes |
| • Total area: 117 m² | • Internet: Yes |
| • Building type: Apartment building | • Fridge: Yes |
| • Year built: 2013 | • Oven: Yes |
| • Condition: Very good | • Dishwasher: Yes |
| • Building condition: Ideal | • Electric hob: Yes |
| • Wall material: Brick | • Intercom: Yes |
| • Kitchen type: Open plan | • Fence: Full |
| • Bathrooms: 2 | • Garage: Yes |
| • WC: 1 | • Parking spaces: 3 |
| • Number of floors (including ground floor): 4 | • Sauna: Yes |
| • Hot water source: Municipal network | • Walk-in wardrobe: Yes |
| | • Balconies: 3 |
| | • Balcony areas: 12/7/6 m² |
| | • Microwave: Yes |

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Property features

Elevator Fence Garage Wardrobe Balcony

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.

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