



Profitable Guesthouse Investment in Sianożęty, 400 m from the Beach

685,000 € (2,899,900 PLN)

Year built 2008 15 Rooms ~400 m²

Description

Charming Profit-Generating Guesthouse, 400 m from the Beach

A unique and highly profitable guesthouse located in the Kołobrzeg area, in a peaceful and attractive setting just 400 metres from the beach. The property is situated in the southern part of Sianożęty, with convenient access to the main Lotnicza Street nearby.

This is a ready-made investment opportunity with an established customer base built over many years of operation, allowing you to start generating income right away.

Property highlights

- **15 apartments** with bathrooms and kitchenettes
- **Large winter garden**

- Accommodation for up to **70 guests**
- Additional guest kitchen, open dining area, storage space and boiler room
- **2 holiday cottages** at the back of the plot, each **25 m²** — an additional source of income
- **ROI: 9–10%**

Property details

- Detached house
- Built in **2008**
- Very good standard and condition
- **400 m²** total and usable area
- **1,525 m²** plot
- Flat, rectangular plot
- Full ownership
- 2 storeys
- Brick/other construction
- Kitchenettes
- **15 bathrooms** and **15 toilets**
- Gas heating and gas water heating
- Utilities: electricity, gas, municipal water, municipal sewage
- Alarm system
- Plastic windows
- Tile roof
- Floors: panels and tiles
- Built fence
- On-site garage with **12 parking spaces**

Nearby

- Sea
- Shop
- Marina
- Public transport
- Restaurant

- Playground

A well-maintained seaside property with strong rental potential in a sought-after location. Ideal for investors looking for an established hospitality business in Poland.

Details

- **Property type:** House
- **Available from:** 01/09/2023
- **Former price:** €576,361 (PLN 2,499,900)
- **Plot location:** Flat terrain
- **Total area:** 400.00 m²
- **Plot area:** 1,525.00 m²
- **Plot shape:** Rectangular
- **Usable area:** 400.00 m²
- **Ownership form of the plot:** Ownership
- **Plot share value:** 1
- **House type:** Detached
- **Year built:** 2008
- **Standard:** Very good
- **Building condition:** Very good
- **Wall material:** Other
- **Kitchen type:** Open-plan kitchen
- **Bathrooms:** 15
- **Toilets:** 15
- **Number of floors, including ground floor:** 2
- **Hot water source:** Gas, double-circuit boiler
- **Heating:** Gas central heating
- **Electricity:** Yes
- **Gas connected:** Yes
- **Sewerage:** Mains
- **Water supply:** Mains water
- **Alarm:** Yes
- **Windows:** Plastic
- **Roof covering:** Roof tile
- **Floor type:** Panels, tiles
- **Fence type:** Brick
- **Garage:** Yes
- **Garage type:** In the building
- **Parking spaces in garage:** 12
- **Nearest sea:** Nearby
- **Nearest shop:** Nearby
- **Nearest marina:** Nearby
- **Public transport:** Nearby
- **Nearest restaurant:** Nearby
- **Nearest playground:** Nearby

Property features

Gas Garage Garden

Ziegenberg

Sianożęty lies within the Ustronie Morskie area between Kołobrzeg and Mielno. It has a long, fine-sand beach with mighty dunes. Sianożęty is a quiet holiday village, attracting mainly those seeking rest. The surroundings have a few campsites and holiday homes. The maritime climate here is mild, with clean air rich in sea salt.

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

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