



Mixed-Use Ground Floor Apartment with Terrace in Szczecin City Centre

164,000 € (699,000 PLN)

Year built 2013 3 Rooms ~71 m²

Description

Mixed-Use Apartment in Szczecin City Centre

An excellent option for anyone looking to combine living space with a small office, studio, clinic, or service business in one place.

This 3-room apartment is located on the ground floor of a modern 4-storey apartment building in Szczecin's city centre. The property has been currently divided into a residential area and a commercial/office area, each with its own separate entrance.

Layout

Residential part - Separate entrance from the staircase - Living room with kitchenette: 16 m² - Separate bedroom: 10.5 m² - Bathroom with bathtub and WC: 7 m² - Hallway - External shutters on the windows - Anti-burglary entrance door

Commercial / office part - Separate street entrance - Customer service / sales area: approx. 20 m² - Office: approx. 4 m² - Staff room with kitchenette - WC - Large 3 m-wide aluminium display windows with automatic external shutters

The partition wall between the two zones is non-load-bearing, so the layout can be restored to a classic 3-room apartment if desired.

Property condition and features

- Finished to a very good standard
- Smooth, painted walls and ceilings
- High-quality flooring panels
- Bathroom and toilets finished with tiles
- District heating and hot water
- Additional electric water heater in the commercial WC
- Internet and cable TV available
- Monitoring system
- Electric kitchen
- Elevator in the building

Additional advantages

- 8 m² terrace included
- Ground-floor, step-free access — ideal for seniors and wheelchair users
- Public parking spaces available in front of the property
- Nearby shops, service outlets, medical practices and public transport stops
- Possibility to purchase 1-2 parking spaces in the underground garage and a storage unit for an additional fee

Building information

- Apartment building

- Year of construction: 2013
- Building and property condition: very good
- Silicate construction
- Fully fenced development
- Ceiling height: 260 cm

Investment potential

The property can be purchased with or without tenants. It is also suitable for buyers looking for a versatile home with income potential. Other apartments in the building may also be available in different sizes, offering an attractive opportunity for investors seeking multiple rental units in one location.

Details

Apartment for Sale – Śródmieście

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| <ul style="list-style-type: none"> • Property type: Apartment • District / Estate: Śródmieście • Total area: 71.00 m² • Building type: Apartment building • Year built: 2013 • Condition: Perfect • Building condition: Perfect • Wall material: Silicate • Kitchen type: Open-plan kitchen • Number of bathrooms: 1 • Ground floor: Yes | <ul style="list-style-type: none"> • Number of floors: 4 • Floor height: 260 cm • Elevator: Yes • Internet: Yes • Cable TV: Yes • Electric cooker: Yes • Monitoring: Yes • Fenced area: Full fencing • Garage: Yes • Terrace: Yes • Number of terraces: 1 <p>Bathroom features: bathtub, washbasin, WC</p> |
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Property features

Ground floor Elevator Fence Garage Terrace

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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

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Dream Estate Team