



## Spacious 3-Room Apartment in Szczecin City Centre, Historic 1938 Tenement

**143,000 € (610,000 PLN)**

Year built 1938    3 Rooms    ~88 m<sup>2</sup>

### Description

#### Apartment for Sale | Szczecin City Centre

We are pleased to offer a spacious apartment located in the heart of Szczecin, in the Śródmieście district. Its excellent location makes it a great choice for both comfortable city living and a promising investment opportunity.

The property is only: - 600 m from Brama Portowa - 350-800 m from ZUT faculties - 850 m from Kaskada shopping centre

This well-laid-out apartment has **88.5 m<sup>2</sup>** of living space and is situated on the **2nd floor** of a historic **1938 brick tenement building**. It offers: - **3 large, separate rooms** - a

**separate kitchen - 1 bathroom - high ceilings of 3.15 m - large windows**, bringing in plenty of natural light - **a quiet, central position** within the building

The apartment requires renovation, but it has great potential thanks to its functional layout with separate access to each room. It is equipped with **gas heating** and a **gas boiler for hot water**. The property also includes: - **plastic windows - gas connection - intercom - fridge - oven - gas stove**

Additional advantages: - **large, high and dry basement** - access to a **shared attic** - monthly charges of **PLN 400 (€92)**, including the renovation fund - the housing community has **no loan liabilities**

## Location Highlights

The apartment is surrounded by full urban infrastructure and convenient amenities nearby, including: - parks - kindergarten - primary school - university - public transport - pharmacy - restaurants - fitness club - hospital - bank - playground

This is an excellent opportunity for buyers looking for a property with character, space, and strong investment potential in one of Szczecin's best-connected locations.

## Details

### Apartment for sale

- **District / estate:** Śródmieście
- **Total area:** 88.50 m²
- **Building type:** Tenement house
- **Year built:** 1938
- **Condition:** For renovation
- **Wall material:** Brick
- **Kitchen type:** Separate
- **Bathrooms:** 1
- **Number of floors (including ground floor):** 3
- **Floor height:** 3.15 m

- **Hot water source:** Gas, dual-circuit boiler
- **Heating:** Gas central heating
- **Gas connected:** Yes
- **Included appliances/features:** Refrigerator, gas stove, oven, intercom
- **Window type:** Plastic

**Nearby amenities:** - Park - Kindergarten - Primary school - University - PKS bus stop - Public transport - Pharmacy - Restaurant - Fitness club - Hospital - Bank - Playground

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## **Property features**

Gas    Cellar

## 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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**Dream Estate Team**