



New 139 m² Townhouse in Szczecin Gumieńce with Garage and Garden

307,000 € (1,299,000 PLN)

Year built 2023 4 Rooms ~139 m²

Description

New Development in Gumieńce

A newly built, attractive townhouse in one of the area's most desirable locations, surrounded by low-rise single-family homes. This is a **middle unit** in a row-house development, offering comfort, privacy, and a well-designed family layout.

Property Highlights

- **Total area:** 139 m²
- **Plot size:** 178 m²
- **House type:** Middle townhouse
- **Year built:** 2023

- **Condition:** Developer standard

Layout

Ground floor – 72.59 m²

Ceiling height: 290 cm

Includes: - entrance vestibule - hallway - guest toilet - kitchen - living room with access to the garden - integrated garage: 17 m²

First floor – 66.41 m²

Ceiling height: 270 cm

Includes: - hallway - walk-in wardrobe - bathroom - three rooms

Attic

- usable area: 16.52 m² - floor area: 62.77 m²

A detailed floor plan with room dimensions is available in the attached layout.

Standard and Features

The house is built from **Porotherm ceramic brick** and insulated with **15 cm styrofoam**. The walls between neighboring units are double-layered. It features a **gable roof** with **concrete roof tiles** and **PVC triple-glazed windows**.

In the living room, there are **sliding doors** with **external electric shutters**. The property is also fitted with: - alarm system with control panel and sensors - monitoring installation - internet and TV installation - central vacuum system

Comfort and Outdoor Space

- underfloor heating
- dual-function boiler
- fenced and landscaped plot
- driveway with parking space in front of the garage
- garden
- terrace: 15 m²
- balcony

Utilities include: - electricity - gas connection

A stylish and functional home in a great location, ready to be completed to your own taste.

Details

House for Sale | Gumieńce

- **Type of property:** House
- **House type:** Mid-terrace townhouse
- **District:** Gumieńce
- **Year built:** 2023
- **Condition:** Developer standard
- **Building condition:** Developer standard
- **Total area:** 139.00 m²
- **Usable area:** 139.00 m²
- **Plot area:** 178.00 m²
- **Wall material:** Ceramic brick
- **Kitchen type:** Open-plan / pass-through
- **Kitchen area:** 10.70 m²
- **Bathrooms:** 1
- **WC:** 1
- **Electricity:** Yes
- **Gas connected:** Yes
- **Roofing:** Concrete tiles
- **Garage:** Yes
- **Garden:** Yes
- **Walk-in wardrobe:** Yes
- **Balconies:** 1
- **Terrace:** Yes
- **Number of terraces:** 1
- **Terrace area:** 15 m²

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Property features

Gas Garage Garden Wardrobe Terrace

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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