



## New Semi-Detached House in Dobra with Garden and Garage

**225,000 € (960,000 PLN)**

Year built 2024   4 Rooms   ~142 m<sup>2</sup>

### Description

#### New semi-detached house in Dobra

We are pleased to present a new residential investment featuring a semi-detached single-family home in Dobra.

Completion is planned for **Q4 2024**.

This is an **individual architectural design** created with comfort, space, and functionality in mind.

#### Property details

- **Total area:** 142.10 m<sup>2</sup>
- **Usable area:** 122.10 m<sup>2</sup>

- **Plot area:** 450 m<sup>2</sup>
- **Plot shape:** rectangular, flat terrain
- **House type:** semi-detached
- **Year of construction:** 2024
- **Condition / standard:** excellent

## Layout

The house offers a well-designed and practical layout:

- living room: 28.3 m<sup>2</sup>
- kitchenette: 6.7 m<sup>2</sup>
- bathroom: 4.0 m<sup>2</sup>
- entrance hall: 4.0 m<sup>2</sup>
- single-car garage: 17.3 m<sup>2</sup>
- technical room: 2.7 m<sup>2</sup>
- master bedroom: 12.2 m<sup>2</sup>
- en-suite bathroom: 2.8 m<sup>2</sup>
- room 1: 13.9 m<sup>2</sup>
- room 2: 14.9 m<sup>2</sup>
- hallway / circulation area: 8.6 m<sup>2</sup>
- bathroom: 5.7 m<sup>2</sup>
- utility room: 1.0 m<sup>2</sup>

The entrance hall includes space for a small wardrobe of approx. 3 m<sup>2</sup>. The living room is bright and open, with a large HST terrace door leading to the garden and additional side windows that provide plenty of natural light. A fireplace connection is also planned in the living room. The square-shaped kitchenette is highly functional and easy to arrange.

Upstairs, you will find the master bedroom with a private bathroom and balcony, two separate bedrooms, each with its own balcony, as well as a bathroom and laundry area.

## Technical standard

- double load-bearing wall separating the house from the neighbour: 24 cm + Styrofoam expansion joint + 24 cm
- electrical installation completed with wiring
- multimedia and IT installation
- water and sewage installation
- central heating system
- underfloor heating on both ground and upper floors
- gas boiler with 120 l hot water tank
- remote-controlled garage door in anthracite
- façade insulation with 20 cm grey EPS
- paved driveway and entrance area
- cement-lime plaster on walls and ceilings
- concrete floors
- reinforced concrete stairs
- triple-glazed PVC windows, anthracite exterior / white interior
- anti-burglary front door in anthracite
- roof insulated with 20 cm mineral wool
- panel mesh fencing
- alarm system
- intercom

## Additional features

- gas heating
- municipal water supply
- municipal sewage system
- electric supply connected
- one garage space

## Location

The property is located in a highly convenient area, offering quick access to everyday amenities and services: - approx. 20 minutes to Szczecin city centre

- 3 minutes on foot to the bus stop

- close to schools, kindergarten, restaurants, post office, municipal office and discount stores
- approx. 5 minutes to the Lubieszyn border crossing

A great location for anyone looking for comfort, convenience, and easy access to the city.

*Contact us to arrange a viewing and discover this attractive offer.*

## Details

### Semi-detached House for Sale

- **Property type:** House
- **Plot location:** Flat land
- **Total area:** 142.10 m<sup>2</sup>
- **Plot area:** 450.00 m<sup>2</sup>
- **Plot shape:** Rectangle
- **Usable area:** 122.10 m<sup>2</sup>
- **Plot ownership:** Ownership
- **Share in plot:** 1
- **House type:** Semi-detached
- **Year built:** 2024
- **Condition:** Excellent
- **Building condition:** Excellent
- **Wall material:** Silicate blocks
- **Kitchen type:** Open-plan kitchen
- **Bathrooms:** 3
- **Room areas:** 28.3 + 12.2 + 13.9 + 14.9 m<sup>2</sup>
- **Number of floors including ground floor:** 1
- **Hot water source:** Gas, double-circuit boiler
- **Heating:** Gas central heating
- **Electricity:** Yes
- **Gas connection:** Yes
- **Sewage system:** Municipal
- **Water supply:** Municipal water
- **Alarm:** Yes
- **Intercom:** Yes
- **Windows:** Plastic
- **Roof covering:** Roof tiles
- **Floor type:** Concrete
- **Fence type:** Metal
- **Garage:** Yes
- **Garage spaces:** 1

### Nearby amenities

- Forest nearby
- Lake nearby
- Shop nearby
- Nursery nearby
- Kindergarten nearby
- Primary school nearby
- Public transport nearby
- Police station nearby
- Pharmacy nearby
- Restaurant nearby

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- Fitness club nearby
- Bank nearby
- Playground nearby

## Property features

Gas   Garage   Garden   Balcony

## Daber

Dobra Szczecińska is a large village and the seat of its municipality west of Szczecin. It is a popular place to live for those who value peace and quiet and closeness to nature while still having quick access to urban amenities. The municipality of Dobra is known for its beautiful landscapes, forests and lakes, and offers numerous recreational opportunities.

## 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**