



New Semi-Detached Home in Dobra with Garden, Garage & Heat Pump

195,000 € (829,000 PLN)

Year built 2024 4 Rooms ~120 m²

Description

Newly Built Semi-Detached Home in Dobra

We are pleased to present a newly developed semi-detached house in Dobra, designed for comfort, functionality, and modern living. Completion is planned for **Q3 2024**.

The house offers a **total area of 120 m²** and a **usable area of 103.52 m²**, set on a **292 m² plot**.

Layout

- **Open-plan living room with kitchen and hall – 30 m²**
- **Bathroom – 3.87 m²**
- **Entrance hall – 4.60 m²**

- **Single-car garage** – 16.48 m²
- **Communication hall** – 2.7 m²
- **Master bedroom** – 16.91 m² with balcony access
- **Bedroom 2** – 12.43 m²
- **Bedroom 3** – 12.43 m²
- **Upper-floor hallway** – 5.57 m²
- **Bathroom** – 5.54 m²
- **Laundry room** – 2.37 m²

Key Features

- Individual architectural design
- Semi-detached house separated by a double load-bearing wall
- Developer standard
- Underfloor heating on both floors
- Heat pump with 120 l water tank
- Fireplace connection in the living room
- HST terrace door bringing in plenty of natural light
- Reinforced concrete staircase
- Triple-glazed PVC windows in anthracite on the outside and white on the inside
- Security entrance door in anthracite
- Anthracite ceramic roof tiles
- 18 cm external wall insulation
- Cement-lime plaster on walls and ceilings
- Concrete screed floors
- One remote-controlled garage door in anthracite
- Panel mesh fencing
- Rainwater tank on the property
- Prepared cabling for an alarm system, photovoltaic panels, and external shutters

Outdoor Space

The living room opens onto a **terrace of approx. 20 m²**, with direct access to the garden. The plot is arranged with a paved driveway and entrance area, offering a neat and practical outdoor setting.

Location

A very convenient location with everyday amenities close by: - approx. **20 minutes to Szczecin city centre** - **3 minutes on foot** to the bus stop - nearby schools, nursery, kindergarten, shops, restaurants, pharmacy, bank, playground, and fitness club - close to the German border crossing in Lubieszyn, approx. **5 minutes** - nature lovers will appreciate the nearby forest, river, and lake

This is an excellent opportunity for anyone looking for a modern family home in a well-connected and peaceful area.

Details

House for sale

- **Property type:** House
- **Plot setting:** Varied terrain
- **Total area:** 120.00 m²
- **Plot area:** 292.00 m²
- **Plot shape:** Irregular
- **Usable area:** 103.52 m²
- **Plot ownership:** Ownership
- **House type:** Semi-detached
- **Year of construction:** 2024
- **Condition:** Developer standard
- **Building condition:** Developer standard
- **Wall material:** Silicate blocks
- **Kitchen type:** Open-plan kitchen
- **Bathrooms:** 2
- **Room areas:** 30 + 16.91 + 12.43 + 12.43 m²
- **Number of floors:** 1
- **Heating:** Fireplace, heat pump
- **Electricity:** Yes

- **Sewage:** Municipal
- **Water supply:** Municipal water
- **Alarm:** Yes
- **Windows:** Plastic
- **Roof covering:** Roof tiles
- **Flooring:** Concrete
- **Fencing:** Mesh fence
- **Garage:** Yes
- **Garage spaces:** 1
- **Terrace area:** 20 m²

Nearby

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

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- Fitness club nearby
- Bank nearby

- Playground nearby

Property features

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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