



## Sunny Two-Level Apartment with Terrace in Bezrzecze

**265,000 € (1,129,000 PLN)**

Year built 2010   4 Rooms   ~95 m<sup>2</sup>

### Description

#### Sunny Two-Level Apartment in a Gated Estate

A beautiful, bright two-level apartment located in the gated **Dolina Słońca** estate in Bezrzecze.

#### Layout and space

The apartment offers **94.68 m<sup>2</sup>** of well-designed living space:

**First level** - Spacious living room open to the hallway: **35.37 m<sup>2</sup>** - Two bedrooms: **12.70 m<sup>2</sup>** and **11.00 m<sup>2</sup>** - Separate kitchen: **5.48 m<sup>2</sup>** - Bathroom with window: **5.50 m<sup>2</sup>**

**Second level** - Bedroom - Bathroom - Utility room

Total area of the upper level: **24.39 m²**

The heart of the apartment is a generous living room open to the hallway, with access to a **large terrace** and **south-western exposure**, ensuring plenty of natural light throughout the day.

## Features and finishes

- Built-in wardrobes in each bedroom
- Separate kitchen accessible from the living room; the lightweight partition can be removed to create an open-plan layout
- Wooden openwork staircase, adding charm and character to the interior
- Oak parquet flooring
- Wooden interior doors
- Electric awning over the terrace
- Well-maintained, move-in ready condition
- Finished with high-quality materials

## Building and estate

- Apartment building
- Built in **2010**
- Very good condition of both the apartment and the building
- Solid concrete block construction
- Gated community with full fencing
- Security, monitoring, and reception
- Internet connection available
- 400V power supply
- Basement storage included

## Additional options

For an extra fee, there is the possibility to purchase: - A parking space in the underground garage - A surface parking space with a cellar

## Fees

Monthly administrative fee: **PLN 1,078**

This includes, among other things, prepayments for hot and cold water as well as heating. The owners receive annual refunds related to heating and water prepayments, typically amounting to around one to one and a half monthly fees.

A highly recommended property — ideal for those looking for comfort, space, and a peaceful setting. We warmly invite you to the presentation.

## Details

- **Property type:** Apartment
- **Total area:** 94.68 m<sup>2</sup>
- **Building type:** Block of flats
- **Year built:** 2010
- **Condition:** Very good
- **Building condition:** Very good
- **Wall material:** Concrete blocks
- **Kitchen type:** Separate
- **Number of bathrooms:** 2
- **Number of floors (including ground floor):** 2
- **Basement:** Yes
- **400V power supply:** Yes
- **Internet:** Yes
- **Security:** Yes
- **Monitoring:** Yes
- **Reception:** Yes
- **Fence:** Full
- **Garage:** Yes
- **Walk-in closet:** Yes
- **Terrace:** Yes
- **Number of terraces:** 1

## Property features

Cellar   Security   Reception   Fence   Garage   Wardrobe   Terrace

## Oberende

Bezrzecze is a village west of Szczecin, close to the city boundary. It is a growing village with new development, popular among Szczecin residents looking for a home away from the centre. It offers a peaceful setting and easy access to recreational areas.

## 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.

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We work with vetted partners (property valuation, tax and legal advice, sworn translations, renovation of properties in need of refurbishment).

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