



Luxury Top-Floor Apartment with Sauna in Szczecin Gated Estate

326,000 € (1,380,000 PLN)

Year built 2013 4 Rooms ~145 m²

Description

Luxury Unique Apartment in a Prestigious Gated Estate

A truly exceptional **145 m² apartment** located on the **top, fourth floor** of a modern building from **2013**, set in a prestigious **gated community near Szczecin city centre**.

This **single-level, individually designed apartment** offers a well-planned division into **day and night zones**, with **3 balconies**, a **large loggia**, and a **dry sauna**. The property has a **south-west facing orientation** and is composed of the main apartment plus an adjoining studio, with the option to connect both units for additional living space.

Layout

Day Zone

- spacious hall with access to the living room
- open-plan kitchen
- office / bedroom
- separate WC
- walk-in wardrobe
- utility/laundry room next to the kitchen
- balcony with access from both the kitchen and living room

Night Zone

- bedroom
- separate bathroom with shower
- bedroom
- large walk-in wardrobe
- bathroom with:
- bathtub
- separate shower with multiple jet options
- two-person dry sauna with electric stove
- balcony accessible from the larger bedroom and the bathroom
- additional balcony and large loggia

Additional studio apartment

The offer also includes a neighbouring **28 m² studio apartment**. Both units share a common wall, making it possible to combine them into one larger residence, for example with an extra bedroom and en-suite bathroom.

Features and finishes

The apartment has been finished to a very high standard using premium materials and equipment, including: - underfloor heating throughout - mechanical ventilation with heat recovery - smart home system controlling lighting, heating and ventilation - central vacuum system - multi-zone ceiling audio system in selected rooms - KAHRS oiled

floorboards in the living room - PERGO AC6 flooring in the kitchen - bathrooms finished with exotic wood and high-end Italian/Spanish tiles - ROCA, GROHE and DEANTE fittings - fitted kitchen with veneered fronts, BLUM mechanisms and high-end appliances

Building and estate

- modern apartment building
- elevator
- fully fenced, secure estate
- brick construction
- excellent building condition

Additional options

- up to **3 underground parking spaces** available at **€8,060 (PLN 35,000)** each
- storage unit **12 m²** available at a negotiated price

Costs

- property management fee: **€115 (PLN 500)** for the apartment
- management fee for the studio: **€35 (PLN 150)**
- utilities charged according to individual consumption

Notes

This property is sold as a share in the property with exclusive use rights. The apartments in the building have the same legal status.

Other apartments in the building may also be available, including units of **58 m²** and **71 m²**, with the possibility of purchasing them individually or as a package. This is an excellent option for an investor looking for multiple rental units in one location, as the apartments have been successfully rented for years without interruption.

The property can be purchased **with tenants or vacant**, depending on the buyer's needs.

Details

Apartment for Sale

- **District:** Śródmieście-Centrum
- **Total area:** 145 m²
- **Building type:** Apartment building
- **Year built:** 2013
- **Condition:** Very good
- **Building condition:** Ideal
- **Wall material:** Brick
- **Kitchen type:** Open
- **Bathrooms:** 2
- **WC:** 1
- **Floors in building:** 4
- **Hot water source:** Municipal network
- **Heating:** District heating
- **Elevator:** Yes
- **Internet:** Yes
- **Refrigerator:** Yes
- **Oven:** Yes
- **Dishwasher:** Yes
- **Electric hob:** Yes
- **Intercom:** Yes
- **Fencing:** Full
- **Garage:** Yes
- **Parking spaces:** 3
- **Sauna:** Yes
- **Walk-in wardrobe:** Yes
- **Balconies:** 3
- **Balcony areas:** 12/7/6 m²
- **Microwave:** Yes

Property features

Elevator Fence Garage Wardrobe Balcony

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.

Dream Estate

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Dream Estate Team