



Unique Two-Level Apartment with Balcony and Wały Chrobrego View in Szczecin

149,000 € (630,000 PLN)

Year built 1938 3 Rooms ~96 m²

Description

Unique Two-Level Apartment with Balcony and Views of Wały Chrobrego

We are pleased to present a distinctive two-level apartment with a balcony and a beautiful view of Wały Chrobrego in Szczecin. This is a great opportunity for buyers looking for a spacious home with flexible layout options and excellent investment potential.

Property highlights

- Total area: 96 m²
- Additional basement: 6.41 m²

- Balcony: 2 m²
- 2 bathrooms
- Located in a historic tenement building from 1938
- 3.50 m ceiling height
- 3-storey building
- Brick construction
- Apartment available immediately

Layout

Level 1 – 45 m² - 2 well-proportioned rooms - One room with access to a small balcony
- Large hallway with access to the upper level - Bathroom

Level 2 – 51 m² - Open-plan space - Separate kitchen - Bathroom

At present, the property has two separate entrances, allowing it to function as two independent residential units. The internal connection between the levels has been preserved, so the apartment can also be easily transformed into one elegant two-level home.

Flexible possibilities

The layout offers excellent potential for different uses, such as: - a spacious two-level apartment with a living area on the lower floor and bedrooms plus an additional bathroom upstairs, or - two separate apartments with independent utilities

The lower unit is connected to district heating, while the upper unit has independent gas heating.

Location

The first level is located on the 3rd floor of a renovated tenement building, while the second level is in the attic. The building stands opposite Adam Mickiewicz Square, with lovely views of the square and Wały Chrobrego. The location combines a peaceful atmosphere with excellent access to the city.

Parking spaces, both paid and free, are available in front of the building. Thanks to excellent public transport connections, reaching any part of Szczecin is easy and convenient.

Additional information

- Separate kitchen
- Plastic windows
- Gas connected
- Internet
- Cable TV
- Full fencing

A rare property with character, space, and outstanding potential. Ideal for those seeking a unique home or an investment in one of Szczecin's most desirable locations.

Details

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| • Apartment for sale | • Floor height: 3.50 m |
| • Available from: 17 July 2024 | • Hot water source: Gas, two-circuit boiler |
| • District / estate: Wały Chrobrego | • Heating: Municipal heating network |
| • Total area: 96.00 m ² | • Basement: Yes |
| • Land ownership: Ownership | • Basement area: 6.41 m ² |
| • Building type: Tenement house | • Gas connected: Yes |
| • Year built: 1938 | • Internet: Yes |
| • Condition: For complete renovation | • Cable TV: Yes |
| • Building condition: Good | • Window type: Plastic |
| • Wall material: Brick | • Fence: Full |
| • Kitchen type: Separate | • Number of balconies: 1 |
| • Number of bathrooms: 2 | • Balcony area: 2 m ² |
| • Number of floors (including ground floor): 3 | |

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Property features

Cellar Gas Fence 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.

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