



Luxury Riverside Residence with Pool on a 13,000 m² Plot in Szczecin

1,476,000 € (6,250,000 PLN)

Year built 2008 10 Rooms ~814 m²

Description

Exceptional Residence Surrounded by Nature

We invite you to discover a unique residence that combines comfort, elegance, and a close connection to nature. Set in the picturesque area of Siadło Dolne, this impressive home offers spectacular views of the Oder River and the protected Natura 2000 landscape.

The property stands on a large 13,000 m² plot, approached privately through a charming park filled with blooming trees. The atmosphere is serene and prestigious, with beautiful greenery all around and a truly memorable natural setting.

A ready interior design concept is included with the purchase, giving you the opportunity to tailor the space to your own taste and needs. The home is currently undergoing renovation, carried out according to prepared visualizations, while new ideas and improvements are still being introduced.

Layout and Living Space

The residence offers approximately 814.18 m² of total area and 680 m² of usable area, with thoughtfully designed interiors filled with natural light.

Main living area

- Spacious living room with a panoramic window and a striking 7.29 m ceiling height at the highest point
- Open-plan kitchen and dining area separated by a double-sided fireplace reaching the ceiling
- Mezzanine overlooking the living room, enhancing the sense of space and light
- Additional room on the ground floor, ideal as a stylish home office

Bedrooms

- Several spacious bedrooms, most with private bathrooms
- One primary bedroom on the ground floor with a large bathroom and two connected walk-in closets
- Second primary bedroom on the upper level with sloped ceilings, a private bathroom, and access to a loggia of 14.92 m²

Spa and entertainment zone

- Private indoor pool
- Jacuzzi
- Sauna
- Fitness area
- Billard room with a separate private entrance
- Guest rooms and bathrooms with excellent privacy

Additional accommodation

The lower level includes two separate apartments, ideal for guests or as a rental opportunity. One apartment includes a kitchenette and bathroom, while the other offers a room with a bathroom. Both have a private entrance from the garden.

Key Features

- 13,000 m² plot with scenic views of the Oder River and Natura 2000 areas
- Private swimming pool, sauna, and jacuzzi
- Two independent apartments
- Detached 3-car garage
- Billard room
- Fireplace
- Mezzanine
- Two terraces with beautiful views
- Loggia
- Private concrete wine cellar, ideal for a home wine room
- Alarm system, monitoring, and intercom
- Air conditioning
- Heat pump
- City water and sewerage
- Gas connection available
- New wooden windows
- Ceramic roof tiles

This remarkable residence is perfect for those seeking privacy, space, and refined living in harmony with nature. A rare opportunity for international buyers looking for a prestigious home with exceptional amenities and timeless charm.

Details

House for sale | Gumieńce

A residence in a very good standard and condition, built in 2008, available from 08.05.2024.

- **Property type:** House
- **District/estate:** Gumieńce
- **Plot location:** Hillside
- **Total area:** 814.18 m²
- **Usable area:** 680 m²
- **Plot area:** 13,000 m²
- **Plot shape:** Irregular
- **Plot ownership:** Ownership
- **Share in the plot:** 1
- **House type:** Residence
- **Construction year:** 2008
- **Standard:** Very good
- **Building condition:** Very good
- **Wall material:** Brick
- **Kitchen type:** Open-plan
- **Bathrooms:** 6
- **Room areas:** 16.80 + 27.10 + 10.74 + 20.81 + 37.53 + 38.70 + 4.85 + 11.69 + 12.44 + 20.76 m²
- **Number of floors, including ground floor:** 1
- **Heating:** Heat pump
- **Electricity:** Yes
- **Gas connection:** Yes
- **Sewerage:** Municipal
- **Water supply:** Municipal water
- **Alarm:** Yes
- **Monitoring:** Yes
- **Intercom:** Yes
- **Windows:** New wooden
- **Roof covering:** Ceramic roof tiles
- **Flooring:** Stoneware, tiles, carpeting, wooden boards
- **Fence type:** Mixed
- **Garage:** Yes
- **Garage type:** Detached
- **Parking spaces:** 3
- **Terrace area:** 13 m²
- **Nearest river:** Nearby
- **Public transport:** Nearby

Property features

Gas Garage Cellar Garden

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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