



Bright 2-Room Apartment with Balcony and Garage in Szczecin Gumieńce

181,000 € (769,000 PLN)

Year built 2022 2 Rooms ~49 m²

Description

Bright 2-Bedroom Apartment with Large Balcony in a New Building

For sale: a modern 2-room apartment of approx. **49 m²**, with an additional **large balcony** accessible from both the living room and the bedroom.

The apartment is located on the **6th floor** of a newly built residential building on **Bronowicka Street in Szczecin**, in the **Gumieńce** district.

Location highlights

- Excellent public transport connections to the city centre
- Well-developed local infrastructure
- Quiet and peaceful setting despite the urban location

- Gym and swimming pool available for residents
- Nearby: shops, park, lake, nursery, kindergarten, primary school, university, pharmacy, restaurants, fitness club, bank, playground, and public transport

Apartment layout

- Living room
- Open-plan kitchen
- Bedroom
- Bathroom with underfloor heating
- Large walk-in wardrobe

Additional features

- Highly functional layout with plenty of storage space
- Finished with high-quality materials
- In excellent condition
- City heating and hot water
- Lift in the building
- Monitoring and intercom
- Plastic windows
- Fully fenced property
- Garage included

Monthly costs

- Administrative fee: just under **€115 (PLN 500)**
- Electricity paid according to usage

This apartment is an excellent choice both for comfortable living and as an investment opportunity.

Details

- | | |
|------------------------------------|-------------------------------------|
| • Apartment | • Building type: Apartment building |
| • District: Gumieńce | • Year built: 2022 |
| • Total area: 49.00 m ² | • Condition: Perfect |

- Wall material: Block
- Kitchen type: Open-plan kitchen
- Number of floors, including ground floor: 7
- Hot water source: Municipal network
- Heating: District heating from the municipal network
- Elevator: Yes
- Monitoring: Yes

- Intercom: Yes
- Window type: Plastic
- Fencing: Full
- Garage: Yes

Nearby: * Swimming pool * Park * Lake * Shop * Nursery * Kindergarten * Primary school * University * Public transport * Pharmacy * Restaurant * Fitness club * Bank * Playground

Property features

Elevator Fence Garage 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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