



Investment Apartment with Garden in Szczecin New Development, 178.62 m²

422,000 € (1,785,307 PLN)

Year built 2025 2 Rooms ~179 m²

Description

Spacious Ground-Floor Apartment with Garden in a New Development

A 178.62 m² apartment is offered for sale on the ground floor of a newly built apartment building in a well-connected part of the city. The location provides quick access to the city centre and nearby attractions such as the boulevards, Łasztownia, the Old Town, the main railway station, shops, shopping centres, IKEA, the hospital, and public transport stops.

This property offers excellent investment potential. It can be arranged in a flexible way and divided into several smaller or larger units, creating an attractive income-generating opportunity for a future owner.

Example layout

Usable area: 178.62 m²

1. 2-room apartment with kitchenette and bathroom – **35.74 m²**
2. Studio apartment with kitchenette and bathroom – **approx. 27 m²**
3. Studio apartment with kitchenette and bathroom – **approx. 27 m²**
4. Studio apartment with kitchenette and bathroom – **approx. 27 m²**
5. Studio apartment with kitchenette and bathroom – **approx. 27 m²**
6. Studio apartment with kitchenette and bathroom – **approx. 27 m²**

All apartments come with a small private garden.

Additional information

- Monthly rent: approx. **€2.53/m² (PLN 11/m²)**, including heating, hot water, waste collection, and more
- The development is currently under construction
- Planned completion: **Q1/Q2 2025**
- Minimum of **3 parking spaces** must be purchased additionally:
 - outdoor space: **€8,065 (PLN 35,000)**
 - underground space: **€10,369 (PLN 45,000)**

Property details

- Property type: Apartment
- Area: 178.62 m²
- Building type: Apartment building
- Condition: Developer standard
- Year of construction: 2025
- Floor: Ground floor
- Total floors: 9
- Elevator: Yes
- Basement: Yes
- Garage: Yes
- Garden: Yes

Details

Apartment for Sale – Pomorzany

- **Property type:** Apartment
- **District / estate:** Pomorzany
- **Total area:** 178.62 m²
- **Land ownership:** Perpetual usufruct
- **Share in the plot:** 1
- **Building type:** Apartment building
- **Year built:** 2025
- **Condition / standard:** Developer standard
- **Building condition:** Very good
- **Wall material:** Ytong
- **Kitchen type:** Open-plan kitchen
- **Bathrooms:** 1
- **Ground floor:** Yes
- **Number of floors:** 9
- **Basement:** Basement
- **Elevator:** Yes
- **Garage:** Yes
- **Garden:** Yes

Property features

Ground floor Cellar Elevator Garage 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.

Dream Estate

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Dream Estate Team