



Modern 3-Room Apartment with Balcony in Świnoujście, Warsaw District

171,000 € (725,000 PLN)

Year built 2023 3 Rooms ~67 m²

Description

Apartment for Sale in Warsaw, Świnoujście

A modern **developer-standard apartment** located in a brand-new **2023 multi-family building** in the Warsaw district of Świnoujście.

The apartment offers **66.95 m²** of living space and features **three well-arranged rooms**, including **one room with a kitchen nook** and access to a **spacious 5.56 m² balcony**.

The layout includes:

- **Living area with kitchen nook:** 37.55 m²
- **Additional room with wardrobe:** 14.81 m²
- **Bedroom:** 9.78 m²

- **Bathroom:** 4.81 m²

A **4.41 m² storage unit** is included in the price.

Building and amenities

This is a **five-storey building** with **34 apartments**, constructed of **concrete and aerated concrete**. The property has been designed with accessibility in mind and includes both **internal and external lifts**.

The development offers many conveniences for residents:

- Spacious staircases
- Underground garage with **24 parking spaces**
- **10 covered outdoor parking spaces**
- Storage units included with the property
- Individual heating
- Own gas boiler room with logotherm system

Location

The apartment enjoys an excellent location, surrounded by forest and close to a nearly **1.5 km new bicycle path** along Jachtowa and Rogozińskiego streets. It is also an area with strong investment potential, supported by steady property value growth.

Additional information

Two outdoor parking spaces are mandatory and cost **€13,825 (PLN 60,000)**.

A great offer for anyone looking for a modern home in a peaceful, green setting with excellent investment prospects.

Details

Apartment for sale

- **Property type:** Apartment
- **Total area:** 66.95 m²
- **Plot ownership:** Co-ownership
- **Share value in the plot:** 1
- **Building type:** Block of flats
- **Year built:** 2023

- **Condition:** Perfect
- **Building condition:** Perfect
- **Wall material:** Aerated concrete
- **Kitchen type:** Open-plan kitchen
- **Bathrooms:** 1
- **Ground floor:** Yes
- **Number of floors:** 4
- **Elevator:** Yes
- **Intercom:** Yes
- **Window type:** Plastic
- **Garage:** Yes

Property features

Ground floor Elevator Garage Balcony

Swinemünde

Świnoujście is a port and spa town in the far northwest of Poland, spread across three islands (Uznam, Wolin, Karsibór). It has Poland's widest beach (over 20 km long) and numerous spa facilities. The town was already a well-known Baltic resort in the 19th century. Worth seeing are Fort Gerhard, the lighthouse (43 m tall) and large seaside promenades. Świnoujście combines a maritime style with a mild sea climate.

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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