



Seaside Guesthouse in Sarbinowo | 22 Units, 5 Min to the Sea

954,000 € (4,040,000 PLN)

Year built 2014 22 Rooms ~625 m²

Description

Seaside Guesthouse in Sarbinowo

A well-located guesthouse in Sarbinowo, built in 2014, just about a 5-minute walk from the sea. Set in a quiet area surrounded by new apartment buildings and ongoing developments, this property offers excellent potential for hospitality use in one of the region's most attractive coastal destinations.

The property is located approximately 15 km from Koszalin, with popular resorts such as Gąski, Chłopy, and Mielno nearby.

Key features

- **Usable area:** 501.99 m²

- **Total area:** 625 m²
- **Plot area:** 1,958 m²
- **Plot shape:** rectangular
- **Plot terrain:** flat
- **Ownership:** freehold
- **Building type:** residence / guesthouse
- **Year built:** 2014
- **Condition:** ideal
- **Number of floors:** 2

Accommodation

The guesthouse comprises **22 fully equipped units**, each with a private bathroom. On the upper floors, there is a large shared kitchen fitted with essential appliances. The ground floor includes a reception area and a boiler room.

The property is regularly rented and enjoys very good reviews on Booking.com, appreciated especially for its outstanding location.

Equipment and utilities

- gas central heating
- electricity
- 400V power supply
- gas connection
- municipal water supply
- municipal sewage system
- ventilation
- refrigerator
- washing machine
- gas stove
- oven
- dishwasher
- electric hob
- microwave
- alarm system

- monitoring
- intercom
- plastic windows
- tiled roof
- usable attic
- tiled / panel flooring
- metal fencing
- garage
- garden
- wardrobe
- utility room
- disabled access

Outdoor area

The plot is nicely landscaped with numerous shrubs, a children's playground, and a barbecue area. There is parking space for each unit.

Additional advantages

- 16 balconies
- 8 terraces
- close to the sea
- close to a swimming pool, shops, public transport, marina, pharmacy, restaurants, fitness club, and playground

A great opportunity for investors looking for a property in a prime seaside location with strong rental appeal.

Details

House for sale

- **Property type:** House
- **Available from:** 05/12/2024
- **Previous price:** €898,849 (PLN 3,899,000)
- **Plot location:** Flat land
- **Total area:** 625.00 m²
- **Plot area:** 1,958.00 m²

- **Plot shape:** Rectangular
- **Usable area:** 501.99 m²
- **Ownership of the plot:** Ownership
- **House type:** Residence
- **Year built:** 2014
- **Condition:** Perfect
- **Building condition:** Perfect
- **Wall material:** Silicate
- **Kitchen type:** Open kitchen
- **Bathrooms:** 22
- **Access road:** Paved
- **Number of floors including ground floor:** 2
- **Hot water source:** Gas, two-circuit
- **Heating:** Local district heating
- **Electricity:** Yes
- **400V power:** Yes
- **Gas connected:** Yes
- **Sewage system:** Municipal
- **Water supply:** Municipal water
- **Ventilation:** Yes
- **Appliances and equipment:** Fridge, washing machine, gas stove, oven, dishwasher, electric hob, microwave
- **Security:** Alarm, monitoring, intercom
- **Windows:** Plastic
- **Roof covering:** Roof tiles
- **Attic:** Usable
- **Flooring:** Terracotta, panels, tiles
- **Fence:** Metal
- **Garage:** Yes
- **Garden:** Yes
- **Walk-in wardrobe:** Yes
- **Utility room:** Yes
- **Disabled access:** Yes
- **Balconies:** 16
- **Terrace:** Yes
- **Terraces:** 8

Nearby: swimming pool, sea, shop, bus stop, marina, public transport, pharmacy, restaurant, fitness club, playground

Bathroom equipment: Shower, toilet, dryer, ladder radiator, washbasin

Property features

Gas Garage Garden Wardrobe Accessible Terrace

Sorenbohm

Sarbinowo is a popular holiday village between Mielno and Gąski on the western coast. It has a long sandy beach and dunes, partly wooded. Sarbinowo has many holiday resorts and a small harbour. Families especially appreciate the shallow water. The climate is mild and shaped by the Baltic.

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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