



Renovated 27-Room Guesthouse in Ustronie Morskie Near the Sea

708,000 € (3,000,000 PLN)

Year built 1992 27 Rooms ~650 m²

Description

Guesthouse in Ustronie Morskie - 27 Rooms

An attractive accommodation property in Ustronie Morskie, offering **650 m²** of total area on a **1,096 m²** rectangular, flat plot. The building was renovated in **2016** and refreshed again in **2021**, making it a ready-to-use investment for short-term or long-term rentals.

Key features

- **27 rooms**, all renovated and each with a private bathroom
- Kitchen access on every floor
- **3 floors** plus a basement
- Built in **1992**

- Solid brick construction
- Excellent condition of both the building and standard of finish
- Well-insulated property

Technical and comfort features

- New gas central heating
- Heat pump
- Solar system for hot water
- Photovoltaic installation from **2022** with a capacity of **3.6 kW**
- Air conditioning
- Ventilation
- Internet and cable TV
- Alarm system, monitoring, and intercom
- Plastic windows
- Ceramic tile roof
- Utility attic

Utilities

- Electricity, including **400V**
- Gas connection
- Municipal sewerage
- Municipal water supply

Plot and outdoor area

- Gated yard with parking
- Metal fencing
- Garden
- Utility buildings
- Terrace
- **20 balconies** and **8 terraces**

Additional advantages

- Disabled access

- Ground-floor access from the main road
- Close to the sea, marina, shops, public transport, swimming pool, restaurants, and fitness club

A well-located and fully equipped property with excellent potential in a popular seaside destination.

Details

House for sale

- **Property type:** House
- **Available from:** 31.12.2024
- **Old price:** €737,327 (PLN 3,200,000)
- **Plot location:** Flat terrain
- **Total area:** 650 m²
- **Plot area:** 1,096 m²
- **Plot shape:** Rectangular
- **Usable area:** 600 m²
- **Plot ownership:** Ownership
- **House type:** Residence
- **Year built:** 1992
- **Standard:** Perfect
- **Building condition:** Perfect
- **Wall material:** Brick
- **Kitchen type:** Open
- **Bathrooms:** 27
- **Access road:** Main road
- **Number of floors (including ground floor):** 3
- **Hot water source:** Electric boiler, two-circuit gas boiler, electric instantaneous water heater
- **Heating:** Gas central heating, heat pump, local network central heating
- **Basement:** Yes
- **Electricity:** Yes
- **400V power:** Yes
- **Gas connected:** Yes
- **Sewage system:** Municipal
- **Water source:** Municipal water
- **Air conditioning:** Yes
- **Ventilation:** Yes
- **Internet:** Yes
- **Cable TV:** Yes
- **Fridge:** Yes
- **Washing machine:** Yes
- **Oven:** Yes
- **Dishwasher:** Yes
- **Electric cooktop:** Yes
- **Alarm:** Yes
- **Monitoring:** Yes
- **Intercom:** Yes
- **Windows:** Plastic
- **Roof covering:** Ceramic roof tile
- **Attic:** Usable
- **Flooring:** Stoneware, terracotta, panels, tiles
- **Fence:** Metal

- **Garden:** Yes
- **Utility room:** Yes
- **Disabled access:** Yes
- **Balconies:** 20
- **Terrace:** Yes
- **Terraces:** 8
- **Nearby swimming pool**
- **Nearby sea**
- **Nearby shop**
- **Nearby bus stop**
- **Nearby marina**
- **Public transport nearby**
- **Nearby restaurant**
- **Nearby fitness club**
- **Bathroom fittings:** Washbasin, shower, towel radiator, toilet
- **Microwave:** Yes

Property features

Cellar Gas Air conditioning Garden Accessible Terrace

Henkenhagen

Ustronie Morskie is a typical family spa resort between Kołobrzeg and Mielno on the Baltic. It offers a wide, gently sloping sandy beach and numerous spa facilities. A pier and a spa park with a promenade invite strolls. Ustronie has many guesthouses and campsites. The climate is cool and fresh thanks to the sea breeze.

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

#429838

Dream Estate Team