



Spacious 3-Room Apartment in Gated Różane Estate, Warzymice

212,000 € (899,000 PLN)

Year built 2007 3 Rooms ~71 m²

Description

3-room apartment in a gated, guarded estate

A spacious 3-room apartment located in the peaceful **Różane Estate in Warzymice**, within the **Gumieńce district**. The property is situated in a fully fenced, gated development with security, monitoring, and a well-maintained common area.

The apartment offers **71.36 m²** of well-planned living space and is finished to a very good standard after a complete renovation.

Layout

- bright living room with an open-plan kitchen and access to a large **12 m² balcony**
- bedroom with access to a second, smaller balcony

- additional room, perfect as a child's room or home office
- bathroom with toilet
- spacious hallway

Interior and features

The living area, kitchen, and hallway feature laminate flooring, smooth painted walls, and custom-built furniture made to measure by a carpenter.

The apartment is equipped with: - air conditioning - built-in wardrobes and custom joinery - fitted kitchen with appliances: dishwasher, hood, induction hob, fridge, oven, and microwave - bathroom fittings including a shower, washbasin, WC, bidet, and towel radiator - plastic windows - internet and cable TV

All appliances and fixed furnishings are still under warranty.

Building and estate

The building was constructed in **2007** and is in very good condition. The estate is fully enclosed and offers: - security at the entrance - monitoring - landscaped green areas - playground - sports field

A bus stop is located next to the estate, and the area is well connected to the city centre.

Nearby you will find recreational areas, cycle paths, schools, and shops such as **Haken Shopping Centre, Lidl, Netto, Żabka, and Aldi**.

Additional option

There is a possibility to purchase a garage located under the building for an additional **€23,041 (PLN 100,000)**.

Monthly fee

Administrative fee: **€212 (PLN 919)**, including advances for hot and cold water, heating, maintenance of common areas, security, and monitoring.

A great offer for anyone looking for a comfortable home in a secure and well-connected location.

Details

Apartment for sale

- **Location:** Gumieńce
- **Property type:** Apartment
- **Total area:** 71.36 m²
- **Building type:** Block of flats
- **Year built:** 2007
- **Condition:** Very good
- **Building condition:** Very good
- **Wall material:** Silicate
- **Kitchen type:** With a window
- **Bathrooms:** 1
- **Number of floors in the building:** 3
- **Hot water source:** Municipal network
- **Heating:** City heating
- **Air conditioning:** Yes
- **Internet:** Yes
- **Cable TV:** Yes
- **Refrigerator:** Yes
- **Washing machine:** Yes
- **Oven:** Yes
- **Dishwasher:** Yes
- **Security:** Yes
- **Monitoring:** Yes
- **Intercom:** Yes
- **Window type:** Plastic
- **Flooring:** Panels
- **Fence:** Full
- **Garage:** Yes
- **Balconies:** 2
- **Bathroom fittings:** Shower, washing machine, washbasin, toilet, bidet, towel radiator
- **Microwave:** Yes

Property features

Air conditioning Security Fence Garage Garden Balcony

Wehrmühlen

Warzymice is a village directly bordering Szczecin to the south. Like Przeclaw, it is a dynamically growing village with a suburban character. It attracts new residents thanks to its proximity to Szczecin and good infrastructure. Many new housing developments can be found here.

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).

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