



Modern Semi-Detached House in Dobra – Energy-Efficient New Build

204,000 € (869,000 PLN)

Year built 2025 4 Rooms ~112 m²

Description

Modern Semi-Detached House in Dobra

A modern, energy-efficient semi-detached house offered in a **premium developer standard** in a great location in Dobra. The property has been designed with a strong focus on functionality, comfort, and aesthetics. It is separated from the neighbouring house by a double load-bearing wall with an expansion gap, ensuring excellent privacy.

Property details

- **Type:** House
- **House type:** Semi-detached
- **Year of construction:** 2025

- **Total area:** 112.12 m²
- **Usable area:** 112.12 m²
- **Plot area:** 316 m²
- **Plot shape:** Rectangle
- **Plot terrain:** Flat
- **Floors:** 1
- **Garage:** Yes
- **Garden:** Yes
- **Terrace:** Yes, 12 m²
- **Attic:** Usable
- **Walk-in wardrobe:** Yes
- **Fireplace:** Yes

Layout

- **Kitchen:** 8 m², with window
- **Bathroom:** 6.41 m² + 3.3 m²
- **WC:** 3.3 m²

Technical specification and finish

- Load-bearing walls made of **Porotherm 24 cm ceramic brick**
- **20 cm graphite polystyrene insulation**
- Mineral plaster facade
- Gypsum interior plaster
- Mechanical ventilation with heat recovery
- Underfloor heating throughout the ground floor and first floor
- Prepared connection for a ladder radiator in the bathroom and WC
- **Double-circuit gas boiler with sealed combustion chamber**, or a heat pump available as an extra option
- Three-pane windows in light brown exterior / white interior finish, with warm installation
- Sliding terrace door
- Window electrical boxes on the ground floor, allowing for exterior blinds or shutters
- Reinforced concrete internal stairs

- Electrical and plumbing installations
- Internet and TV wiring in the rooms
- Gable roof on a wooden structure, covered with graphite cement tiles
- Roof insulated with mineral wool, 20 + 12 cm
- Attic ceiling finished with gypsum plasterboards
- Steel or aluminium external doors
- System fence between neighbours with steel lattice panels
- Driveway and pathways paved with concrete blocks
- Levelled plot

Utilities

- Municipal sewerage
- Municipal water supply
- Electricity
- 400V power
- Gas connection
- Ventilation
- Internet
- Cable TV
- Intercom

Additional options available for an extra charge

- Heat pump or hybrid system combining a heat pump and gas boiler
- External shutters or façade blinds
- Air conditioning installation
- Terrace construction

Location

An excellent location close to shops, a greengrocer, and with convenient access to a public primary school. Nearby you will also find a forest, lake, kindergarten, public transport, restaurants, a fitness club, a bank, and a playground.

This offer is ideal for discerning buyers looking for a unique, quiet location and a high standard of finish.

Planned completion: Q3 2025

Details

House for Sale

Type: Semi-detached house

Year built: 2025

Condition: Perfect

Building condition: Perfect

Standard: Perfect

Location of plot: Flat

Plot shape: Rectangular

Access road: Quiet street

Areas

- **Total area:** 112.12 m²
- **Usable area:** 112.12 m²
- **Plot area:** 316 m²
- **Plot width:** 15 m
- **Plot length:** 26 m
- **Kitchen area:** 8 m²
- **Bathroom areas:** 6.41 + 3.3 m²
- **WC area:** 3.3 m²
- **Terrace area:** 12 m²

Layout and features

- **Number of floors (including ground floor):** 1
- **Kitchen type:** With window
- **Number of bathrooms:** 1
- **Number of WCs:** 1
- **Attic:** Usable
- **Garage:** Yes

- **Garden:** Yes
- **Walk-in wardrobe:** Yes
- **Fireplace:** Yes
- **Terrace:** Yes, 1

Building and installations

- **Wall material:** Ceramic brick
- **Window type:** Plastic
- **Roof covering:** Ceramic roof tile
- **Heating:** Gas central heating
- **Hot water source:** Gas, two-circuit
- **Fence:** Mesh
- **Telephone line:** Yes
- **Electricity:** Yes
- **400V power:** Yes
- **Gas connected:** Yes
- **Sewerage:** Municipal
- **Water supply:** Municipal
- **Ventilation:** Yes
- **Internet:** Yes
- **Cable TV:** Yes
- **Intercom:** Yes

Nearby

- Forest
- Lake
- Kindergarten
- Primary school
- Public transport
- Restaurant

- Fitness club
- Bank
- Playground

Property features

Gas Garage Garden Wardrobe Fireplace Terrace

Daber

Dobra Szczecińska is a large village and the seat of its municipality west of Szczecin. It is a popular place to live for those who value peace and quiet and closeness to nature while still having quick access to urban amenities. The municipality of Dobra is known for its beautiful landscapes, forests and lakes, and offers numerous recreational opportunities.

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

#430514

Dream Estate Team