



Spacious Ground-Floor Apartment in Central Szczecin with Separate Entrance

272,000 € (1,150,000 PLN)

Year built 1937 3 Rooms ~91 m²

Description

Spacious Ground-Floor Apartment in the Heart of Szczecin

Looking for a comfortable home in the city centre for your family? Or perhaps a well-located space for a quiet business? This unique **90.97 m² apartment** is located on the **ground floor** of a multi-family building in the very heart of the city, with a **separate entrance from the street**. Renovated in **2020** based on design plans, with full technical documentation and completion approvals retained.

Key features

- **90.97 m²** of living space

- **Ground floor with a separate street entrance** — ideal for families with children, seniors, people with limited mobility, or quiet business use
- **Ceiling height: 3 m**
- Renovated to a **high standard**
- **Private cellar: 16 m²**

Layout

The apartment currently includes: - Entrance vestibule — **2.84 m²** - Hall — **12.58 m²** - Bathroom — **5.76 m²** - Corridor — **6.25 m²** - Kitchen with dining area — **26.96 m²** - Bedroom — **13.50 m²** - Living room — **23.09 m²**

Interior and fittings

- Custom-made **white kitchen cabinetry** with **granite countertops** and an island
- Kitchen equipped with: **oven, fridge with freezer, gas hob, extractor hood, and dishwasher**
- Bright and spacious kitchen combined with a dining area
- Elegant bathroom finished with high-quality materials, featuring:
 - new tiles
 - modern radiator
- **Grohe concealed-cistern toilet**
- walk-in shower
- washing machine
- additional mechanical ventilation
- Functional hallway with large built-in wooden wardrobes
- Wooden interior joinery
- Heated floors on screed, finished with **granite tiles and wooden boards**
- New **triple-glazed windows** for excellent sound and thermal insulation
- Granite window sills
- Windows facing **southwest and northwest**

Technical details

- Central heating from the municipal network
- Hot water from an electric boiler

- New water, sewage, electrical, gas and ventilation installations from **2020**
- Brick building from **1937**
- Façade renovated about 10 years ago
- CCTV with motion sensors
- Intercom
- Ground-floor apartment in a well-kept building surrounded by shared green areas

Location

This address combines historic charm with the energy of modern city life. It is situated in the beautiful centre of green Szczecin, with excellent infrastructure and everything close at hand.

Nearby you will find: - shops and services - bus lines **87** and **70** - tram lines **1, 2, 3, 4, 5** - City Hall - Jasne Błonia - fitness club - kindergarten - primary school - high school - swimming pool - Pleciuga Puppet Theatre

Popular destinations within walking distance include: - **Ogrody Śródmieście** — 750 m - **Galaxy** — 1.2 km - **Pionier Cinema** — 1.3 km - **Philharmonic Hall** — 1.8 km

There are also many public on-street parking spaces near the building.

Additional information

- Furniture shown in the photos is **not included in the sale**
- Monthly fees:
 - **PLN 900** for rent, including advance payments for heating, water and waste collection
 - **PLN 230** renovation fund
 - electricity and gas according to usage

A perfect choice for anyone who values comfort, space, and a prestigious central location.

Details

Apartment for Sale – Śródmieście-Centrum

- **Property type:** Apartment
- **District / estate:** Śródmieście-Centrum
- **Total area:** 90.97 m²
- **Year built:** 1937
- **Standard:** High standard
- **Wall material:** Brick
- **Kitchen type:** Open-plan / pass-through
- **Kitchen area:** 27 m²
- **Bathrooms:** 1
- **Room areas:** 27 m², 23 m², 14 m²
- **Floor:** Ground floor
- **Number of floors (including ground floor):** 1
- **Ceiling height:** 300 cm
- **Heating:** Municipal heating network
- **Gas connected:** Yes
- **Appliances:** Refrigerator, oven, dishwasher
- **Security:** Monitoring, intercom
- **Windows:** PVC
- **Flooring:** Floorboards, parquet
- **Fence:** Full

Nearby amenities: - Swimming pool - Park - Shop - Kindergarten - Primary school - University - Public transport - Pharmacy - Restaurant - Fitness club - Hospital - Bank - Playground

Property features

Ground floor Gas Fence Cellar Garden

Stettin

Szczecin is the largest city in northwestern Poland, located on the Oder river and close to the Szczecin Lagoon. It has a large seaport and a historic old town. Worth seeing are the medieval Chrobry Embankment along the river with a view of the harbour, the old town with its town hall, and numerous museums (such as the National Museum). Although not directly on the sea, a maritime atmosphere is felt here thanks to the river and the lagoon. The climate has continental influences but is cool in summer thanks to Baltic winds.

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.

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