



Bright 3-Bedroom Apartment in Szczecin Gumieńce Near the University

164,000 € (695,000 PLN)

Year built 1996 3 Rooms ~76 m²

Description

Bright 3-Bedroom Apartment in Gumieńce, Near the University of Szczecin

We are pleased to present this bright and sunny **3-room apartment** located on the **1st floor** of a well-kept building from **1996**, in the highly attractive **Gumieńce district**, just a short distance from the **University of Szczecin**.

Property highlights

- **Total area:** 75.6 m²
- **Layout:** spacious living room with access to a balcony, 2 bedrooms, separate bright kitchen with a window, bathroom with WC, and a generous hallway
- **Condition:** good standard

- **Windows:** plastic
- **Entrance:** double external doors, including anti-burglary doors
- **Furnishings:** fully furnished and equipped with household appliances — all included
- **Additional spaces:** basement storage unit and a large balcony
- **Extra storage room:** individual storage cell on the mezzanine level, with only 6 storage rooms in the stairwell, available for an additional **€3,456 (PLN 15,000)**

Building and surroundings

- Well-insulated building from the late 1990s
- Clean and well-maintained staircase
- Landscaped area around the building
- Elevator in the building
- Intercom
- Gas connected

Location

This is an excellent location in a quiet and peaceful area, with **direct access to the University of Szczecin**. Nearby you will find: - supermarkets and local shops - pharmacy - post office - retail and service points - dining options - city amenities

Public transport stops are nearby, ensuring excellent connectivity.

Utilities and fees

- District heating
- Hot water from the municipal network
- Monthly cooperative fee: approx. **€207 (PLN 900)**

Additional information

- Apartment available from: **13.03.2025**
- Immediate handover possible

This property is especially recommended for its superb location and strong investment potential, particularly due to its proximity to the University of Szczecin.

Details

Apartment for sale

- **Available from:** 13 March 2025
- **District / estate:** Gumieńce
- **Total area:** 75.60 m²
- **Building type:** Apartment block
- **Year built:** 1996
- **Condition:** Good
- **Wall material:** Large-panel construction
- **Kitchen type:** With window
- **Bathrooms:** 1
- **Toilets:** 1
- **Number of floors (including ground floor):** 9
- **Hot water source:** Municipal network
- **Heating:** City heating
- **Elevator:** Yes
- **Gas connected:** Yes
- **Intercom:** Yes
- **Window type:** Plastic
- **Public transport:** Nearby

Property features

Elevator Gas Cellar Balcony

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.

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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Dream Estate Team