



## Bright 4-Bedroom Apartment in Warszewo, Szczecin with 2 Balconies

**170,000 € (719,900 PLN)**

Year built 2016   4 Rooms   ~68 m<sup>2</sup>

### Description

#### 4-Bedroom Apartment in Warszewo

A bright and welcoming apartment on the first floor of a modern apartment building from 2016, located in the sought-after Warszewo district. This property offers a comfortable layout, plenty of natural light, and a peaceful setting surrounded by greenery.

#### Layout

The apartment has a total area of **68.32 m<sup>2</sup>** and includes:

- a living room with a kitchenette, approx. **20 m<sup>2</sup>**, with access to a balcony
- three bedrooms of approx. **11 m<sup>2</sup>**, **11 m<sup>2</sup>**, and **9 m<sup>2</sup>**; one of them also has balcony access

- a bathroom of approx. **5 m<sup>2</sup>** with a bathtub and shower function, plus underfloor heating
- a small walk-in wardrobe of approx. **3 m<sup>2</sup>**
- a hallway of approx. **10 m<sup>2</sup>**

There are **2 balconies** with areas of approx. **3 m<sup>2</sup> and 3 m<sup>2</sup>**.

## Key features

- very sunny apartment with **south-west facing windows**
- **gas heating** and **gas hot water**
- fitted kitchen with appliances included
- most of the furniture shown in the photos remains
- built-in storage included
- **new wooden windows**
- internet, cable TV, intercom, and 400V power connection available

## Building and surroundings

The building is in very good condition and offers a pleasant residential environment. Residents benefit from:

- a children's playground next to the building
- a gated parking area behind a barrier for residents
- a garage hall under the building

The apartment is located close to **Warszewo-Podbórz Park**, with sports facilities and a playground nearby. Shops, a clinic, a bus stop, a forest, a kindergarten, and a primary school are all within easy reach.

Getting to the city centre by car takes around **10 minutes**.

## Additional option

A large garage of approx. **22 m<sup>2</sup>** is available for an additional **€20,737 (PLN 90,000)**. This purchase is optional and the garage has a separate land and mortgage register.

## Availability

The apartment is available from **1 July 2025**.

An excellent choice for a larger family or anyone looking for a bright home in a green and convenient location.

## Details

### Apartment for Sale – Warszewo

**Available from:** 01/07/2025

**District:** Warszewo

**Total area:** 68.32 m<sup>2</sup>

**Property type:** Apartment

**Building type:** Block

**Year of construction:** 2016

**Condition:** Requires minor renovation

**Building condition:** Very good

**Wall material:** Ytong

**Ownership:** Full ownership

**Land share:** 1

- Gas central heating
- 400V power connection
- Gas connected
- Internet
- Cable TV
- Intercom
- New wooden windows
- Garage
- Walk-in wardrobe
- Refrigerator
- Oven
- Dishwasher

### Outdoor features

- **Balconies:** 2
- **Balcony areas:** 3 + 3 m<sup>2</sup>
- **Exposure:** South, West

### Layout and interior

- **Kitchen type:** Open-plan kitchen
- **Kitchen area:** 4 m<sup>2</sup>
- **Bathrooms:** 1
- **Bathroom area:** 5 m<sup>2</sup>
- **Rooms:** 16 + 11 + 11 + 9 m<sup>2</sup>
- **Floor count:** 2
- **Ceiling height:** 255 cm

### Utilities and equipment

- Gas-fired hot water system

### Nearby

- Park nearby
- Forest nearby
- Kindergarten nearby
- Primary school nearby
- Public transport nearby
- Playground nearby

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## **Property features**

Gas   Garage   Wardrobe   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.

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