



Bright 4-Room Attic Apartment in Historic Building, Niebuszewo, Szczecin

175,000 € (740,000 PLN)

Year built 1969 4 Rooms ~80 m²

Description

4-room attic apartment in a historic building | Niebuszewo

We are pleased to present a bright and sunny **4-room apartment** located on the attic floor of a historic tenement building in **Niebuszewo**, close to **Jasne Błonia**.

The apartment has a total area of **80.04 m²** and offers a comfortable, functional layout:

- spacious living room with kitchenette
- three bedrooms
- bathroom with a window
- hallway

Standard and features

The apartment is in **good condition** and requires only light refreshing. It features: - laminate flooring in the rooms and hallway - terracotta flooring in the kitchen and bathroom - smooth painted walls - wooden roof windows with replaced joinery - secure metal entrance door - air conditioning in the living room - intercom system

The bathroom is equipped with both a **bathtub and a shower cabin**.

Building

The property is located in a **brick tenement building** from **1969**. The building is insulated, and the staircase has been renovated and is very well maintained.

Utilities

- district heating
- hot water from the municipal network
- gas connected

Location

Excellent location with full city infrastructure nearby: - Manhattan market - local shops - schools and kindergartens - medical clinic - post office - bank - Galaxy shopping centre within walking distance

Public transport is excellent, with **tram stops and a bus depot right by the building**.

This apartment is a great option both as an **investment for rental** and as a **family home**.

Available from: 08.04.2025

Details

Apartment for sale

- Location: Niebuszewo
- Available from: 08.04.2025
- Total area: 80.04 m²
- Ownership type: freehold
- Building type: tenement house
- Year built: 1969

- Condition: good
- Wall material: brick
- Kitchen type: open-plan kitchen
- Kitchen area: 3.3 m²
- Bathrooms: 1
- Bathroom area: 9.41 m²
- Rooms: 30, 12, 14, 11 m²
- Number of floors in the building: 3
- Floor height: 2.75 m
- Hot water source: municipal network
- Heating: central heating from the municipal network
- Gas connected: yes

- Refrigerator: yes
- Oven: yes
- Dishwasher: yes
- Electric cooker: yes
- Intercom: yes
- Flooring: panels, terracotta

Nearby - Swimming pool - Park - Shop - Nursery - Kindergarten - Primary school - Public transport - Pharmacy - Restaurant - Hospital - Bank - Playground

Price history - Previous price: €177,350 (PLN 769,000)

Property features

Gas

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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