



3-Room Apartment with Balcony in Gumieńce, Szczecin – Bright & Spacious

199,000 € (849,000 PLN)

Year built 2002 3 Rooms ~74 m²

Description

3-room apartment with balcony in Gumieńce

We are pleased to present this bright and comfortable **3-room apartment** with a balcony, located on the **3rd floor** of a building from **2002** in the desirable **Gumieńce** district.

Layout

- living room with mezzanine and access to the balcony
- two bedrooms
- open-plan kitchen
- bathroom

- separate toilet
- hallway
- attic storage room / walk-in wardrobe
- balcony
- cellar

Key features

- total area: **73.5 m²**
- additional usable area: **85 m²**
- very good standard
- brick building
- city heating and hot water
- new roof windows installed in 2024
- new anti-burglary door
- internet, cable TV and intercom
- connected gas
- alarm system
- cellar included
- 1 balcony
- access to garage
- walk-in wardrobe

The apartment is finished with smooth, painted walls. The kitchen, bathroom and toilet are tiled, while the rooms and hallway feature wooden flooring. It is very bright, with windows facing all directions.

Building and surroundings

The building is insulated and well maintained, with a clean and tidy staircase. A free public parking area is available in front of the building.

The location offers excellent access to everyday conveniences and full urban infrastructure, including: - Lidl - Biedronka - IKEA - Molo - local shops - schools - kindergarten - primary school - public transport - fitness club - playground - nearby forest

Additional information

- available from: **24.04.2025**
- ownership: **full ownership**
- land ownership: **ownership**
- no mortgage encumbrances

Included in the price

- refrigerator
- washing machine
- TV
- stove
- oven
- dishwasher

This property is an excellent choice both as a **family home** and as an **investment** for rental, office, or professional use.

A great opportunity in a highly sought-after location!

Details

Apartment for Sale

- **Property type:** Apartment
- **Available from:** 24.04.2025
- **District / Estate:** Gumieńce
- **Total area:** 73.50 m²
- **Land ownership title:** Ownership
- **Building type:** Apartment block
- **Year built:** 2002
- **Condition:** Very good
- **Wall material:** Brick
- **Kitchen type:** Open-plan
- **Bathrooms:** 1
- **Number of floors (including ground floor):** 3
- **Hot water source:** Municipal network
- **Heating:** District heating from municipal network
- **Basement:** Yes
- **Gas connected:** Yes
- **Alarm:** Yes
- **Intercom:** Yes
- **Flooring:** Terracotta, panels
- **Garage:** Yes
- **Walk-in wardrobe:** Yes
- **Balconies:** 1

Nearby

- Forest nearby
- Nursery school nearby
- Primary school nearby
- Public transport nearby
- Fitness club nearby
- Playground nearby

Property features

Cellar 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.

Dream Estate

#432756

Dream Estate Team