



Ground-Floor 3-Room Apartment with Balcony in Szczecin's Gumieńce

149,000 € (630,000 PLN)

Year built 2008 3 Rooms ~64 m²

Description

3-Room Apartment with Balcony in Gumieńce

A bright and well-laid-out **3-room apartment with a balcony**, located on the **ground floor** of a low-rise building from **2008**.

This is one of Szczecin's most attractive and popular areas — **Gumieńce** — with excellent access to the city centre. Nearby you will find **Ster Shopping Centre**, **McDonald's**, a **school**, **kindergarten**, **medical clinic**, and **recreational areas**, including **Park Przygodna**.

Layout

- living room

- 2 bedrooms
- kitchen
- hallway
- bathroom with bathtub and toilet

The apartment currently consists of **three rooms** — one of them was created from the original kitchen. The kitchen was moved to the former wardrobe area. In the land and mortgage register, the property is listed as a **2-room apartment with a separate kitchen and wardrobe**.

The living room provides access to a **large balcony** and to one of the bedrooms.

Standard and features

- laminate flooring
- smooth, painted walls
- PVC windows
- bathroom finished with tiles
- built-in kitchen units

Heating and hot water are provided by a **gas boiler**.

Building

- low-rise block
- year of construction: 2008
- very good building condition
- silicate wall material

Additional information

- apartment area: **63.94 m²**
- ground floor
- 1 bathroom
- gas connected
- monthly service charge: **about €97 (PLN 420)**

A great choice for anyone looking for a comfortable home in a highly desirable location.
Contact us to arrange a viewing.

Details

Apartment for sale

- **District / estate:** Gumieńce
- **Total area:** 63.94 m²
- **Building type:** Apartment block
- **Year built:** 2008
- **Condition:** Very good
- **Building condition:** Very good
- **Wall material:** Silicate
- **Kitchen type:** Separate
- **Number of bathrooms:** 1
- **Number of floors (including ground floor):** 3
- **Gas connected:** Yes
- **Ground floor:** Yes

Property features

Ground floor Gas 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).

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