



## Spacious 4-Room Duplex Apartment in Warszewo, Szczecin with Balcony

**182,000 € (769,000 PLN)**

Year built 2005    4 Rooms    ~78 m<sup>2</sup>

### Description

#### Spacious 4-Room Duplex Apartment in Warszewo

We are pleased to offer for sale a bright and sunny **4-room apartment** in a desirable part of **Warszewo**, located on the **3rd floor** of a building from **2005**.

#### Key features

- **Total area:** 77.82 m<sup>2</sup>
- **Usable floor area:** approx. 112 m<sup>2</sup>
- **Two-level layout**
- **Good standard**
- **Separate kitchen**

- **1 bathroom**
- **Balcony with a view of greenery**
- **Cellar?** Not mentioned
- **Heating:** gas central heating
- **Hot water:** supplied by a modern dual-function gas boiler, replaced in 2023
- **Gas connection:** yes
- **Intercom:** yes

## Layout

**Lower level / daytime zone:** - spacious living room - separate, bright kitchen - bathroom with WC - room with access to the balcony - hallway with underfloor heating

**Upper level:** - two additional rooms with potential for your own arrangement

## Additional information

The apartment is sold with **all furnishings and household appliances included**, as shown in the photos.

The building is in **good technical condition**, with a clean and well-maintained staircase and landscaped common areas surrounded by greenery.

A major advantage is the availability of **free public parking spaces** around the building and throughout the estate.

## Location

This is a quiet, intimate housing estate with an excellent setting close to: - green areas and **Wkrzańska Forest** - supermarkets and local shops - service and dining outlets - school and kindergarten - gym and playgrounds

Public transport is nearby, providing easy access to all parts of the city.

## Additional highlight

- monthly administrative charges: **approx. €161 (PLN 700)**

This apartment is an excellent choice for a family with children and offers great potential for arrangement. Quick handover available.

## Details

### Apartment for sale | Warszewo

- **Property type:** Apartment
- **District / estate:** Warszewo
- **Total area:** 77.82 m<sup>2</sup>
- **Building type:** Block
- **Year built:** 2005
- **Condition:** Good
- **Wall material:** Brick
- **Kitchen type:** Separate
- **Bathrooms:** 1
- **Number of floors in the building:** 3
- **Hot water source:** Gas combi boiler
- **Heating:** Gas central heating
- **Gas connected:** Yes
- **Intercom:** Yes
- **Window type:** New wooden, plastic
- **Public transport:** Nearby
- **Previous price:** PLN 775,000

## Property features

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).

For investment properties, we can also take care of property management.

Personal support – transparent, competent, and in English.

**Dream Estate**

**#433506**

**Dream Estate Team**