



Spacious 4-Room Apartment by Żeromski Park in Szczecin for Office or Home

174,000 € (740,000 PLN)

Year built 1930 4 Rooms ~97 m²

Description

4-Room Apartment by Żeromski Park

A spacious **97.2 m² apartment** on the **raised ground floor** of a pre-war tenement building in **Śródmieście**, right by Żeromski Park. Its layout and location also make it a great option for a professional office, such as a law firm, notary office, or accounting practice.

Apartment Highlights

- **4 rooms:** 19.37 m², 14.29 m², 13.78 m², and 14.71 m²
- **Separate kitchen** of nearly square shape, approx. **14 m²**

- **Bathroom** after renovation, **3 m²**, with a new shower, ceramic tiles, washbasin cabinet, and space for a washing machine
- **Separate toilet** after renovation, **1.05 m²**, with a washbasin
- **Hallway**: 16.97 m²
- **Ceiling height**: **3.4 m**, except for one room with a height of **2.6 m**

The apartment offers a pleasant and functional layout. The largest room has parquet flooring, while the other rooms feature wooden boards under the panels. Terracotta floors are found in the hallway, kitchen, bathroom, and toilet.

Interior Features

- Original wooden doors
- New PVC windows
- One characterful box-style window
- New electrical installation in the hallway and kitchen
- View of the park from two rooms on the south side
- Bedroom, one room, and the kitchen face a quiet, well-kept courtyard on the north side

Kitchen

The kitchen comes with built-in furniture and appliances: - fridge - dishwasher - extractor hood - oven - ceramic hob

Building

This pre-war brick tenement is in very good condition. The staircase has been renovated, the entrance hall features new ceramic tiles, and the roof has been replaced. There is only one apartment per floor, ensuring privacy and a peaceful atmosphere. The building also has a secured entrance gate and an additional security door leading from the hall to the staircase.

Parking spaces are available beneath the building, outside a paid parking zone.

Utilities and Fees

- City heating

- Hot water from a gas boiler
- Monthly rent: **PLN 1,500**

Additional Information

- Available from: **16.06.2025**
- Possibility to exchange for a **3-room apartment of at least 65 m²**
- Tram stops for lines **5 and 11** nearby

Details

Apartment for sale

- Property type: Apartment
- Available from: 16/06/2025
- District / housing estate: Śródmieście
- Total area: 97.20 m²
- Land ownership form: Ownership
- Building type: Tenement house
- Year built: 1930
- Standard: Good
- Building condition: Very good
- Wall material: Brick
- Kitchen type: Separate
- Kitchen area: 14 m²
- Bathrooms: 1
- Bathroom area: 3 m²
- WC: 1
- WC area: 1.05 m²
- Room areas: 19.37 + 14.29 + 13.78 + 14.71 m²
- Number of floors (including ground floor): 3
- Floor height: 340 cm
- Gas connected: Yes
- Internet: Yes
- Cable TV: Yes
- Fridge: Yes
- Oven: Yes
- Dishwasher: Yes
- Electric cooktop: Yes
- South-facing view: Yes
- Bathroom fittings: Shower, washbasin
- Ground floor: Yes

Property features

Ground floor Gas Elevator

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

#433881

Dream Estate Team