



Modern Riverfront Apartment in Szczecin with Garden, Balcony and Investment Potential

238,000 € (1,009,640 PLN)

Year built 2025 4 Rooms ~78 m²

Description

Apartment with River Views in Nowa Przystań, Szczecin

We are pleased to present a modern apartment located in the **Nowa Przystań** development, right on the banks of the Oder River. This exclusive residential complex combines a nautical-inspired design with contemporary comfort and stunning views of the river and the Szczecin skyline.

Large glazing and a balcony provide plenty of natural light and a beautiful outlook, while the riverside boulevard offers a charming promenade with cafés, a yacht marina, and

berths for tourist boats. The location also benefits from excellent access to metropolitan rail connections with planned stops towards Gryfino, Stargard, and Goleniów.

Apartment layout

The apartment is offered in **developer standard** and has a total area of **77.50 m²**. It currently includes:

- a spacious living room with kitchen area of approx. **36 m²**, with access to the garden and the possibility of creating an additional bedroom,
- **two rooms** of approx. **13 m²** each, one with access to a balcony of approx. **5 m²**,
- a bathroom of approx. **5 m²**,
- a hall of approx. **11 m²**.

The high ceilings add to the sense of space and comfort.

Key features

- **Underfloor heating** with city heating
- **South and east exposure**
- **Elevator**
- **Parking space in the garage hall available**
- **Private garden**
- **One balcony**
- **Internet, cable TV, intercom, and 400V power connection**
- Building completed in **2025**
- **Ideal building condition**
- Construction material: **Ytong**
- Plastic windows

Investment potential

The apartment comes with a prepared concept for a **3-room layout** as well as an alternative division into **two independent 2-room apartments** of approx. **37 m² each** — one with a garden and the other with a balcony. This makes it an attractive option for rental income and long-term investment.

An apartment with the same size and layout is also available on the **fourth floor**.

Additional information

- Available from: **30.08.2025**
- District: **Centrum**
- Building type: **Apartment building**
- Ownership: **Freehold**
- Floor count: **8**

Parking space in the garage hall: €16,129 (PLN 70,000)

Details

- | | |
|--|-------------------------------|
| • Apartment | • Elevator: Yes |
| • Available from: 30 August 2025 | • 400V power supply: Yes |
| • District: Centrum | • Internet: Yes |
| • Total area: 77.50 m² | • Cable TV: Yes |
| • Ownership of land: Freehold | • Intercom: Yes |
| • Building type: Apartment building | • Garage: Yes |
| • Year built: 2025 | • Parking spaces: 1 |
| • Standard: Developer standard | • Garden: Yes |
| • Building condition: Excellent | • Balconies: 1 |
| • Wall material: Ytong | • Balcony area: 5 m² |
| • Kitchen type: Open-plan kitchen | • South-facing view: Yes |
| • Bathrooms: 1 | • East-facing view: Yes |
| • Bathroom area: 5 m² | • Heating: Underfloor heating |
| • Room areas: 36 + 13 + 13 m² | • Window type: Plastic |
| • Number of floors (including ground floor): 8 | • Floor type: Concrete |

Property features

Elevator Garage Garden 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

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Dream Estate Team