



Sunny 3-Room Apartment with Balcony in Szczecin's Gated Estate

212,000 € (899,000 PLN)

Year built 2013 3 Rooms ~72 m²

Description

Sunny Apartment with Large Balcony in a Gated Estate

A very attractive, bright apartment with windows facing east, south, and west, offering excellent natural light throughout the day. Located in Szczecin's Gumieńce district, on the 3rd floor of a low 3-storey apartment building with an elevator.

The estate is gated, secured, and monitored, with plenty of greenery, a playground, and parking spaces. The building is in excellent condition and finished to a high standard.

Layout

Approx. **71.5 m²** of well-designed living space includes:

- **Spacious living room** of approx. **28.9 m²** with access to a **7 m² balcony**
- **Open-plan kitchen** of approx. **8 m²**, fitted with high-quality appliances
- **Two bedrooms** of approx. **14 m²** and **11 m²**
- **Bathroom** of approx. **6 m²** with washbasin, WC, and a bathtub with shower
- **Utility room** of approx. **2 m²**, with potential to be arranged as a separate WC
- **Hallway** of approx. **9 m²** with two built-in custom wardrobes

The apartment comes furnished and requires no additional investment. It was designed by a well-known architect and finished to a very high standard. Quality features include new wooden windows, carpeting in the bedrooms, and elegant flooring in the living areas.

Building & Estate Features

- Modern apartment building, built in **2013**
- Elevator with direct access to the basement and underground garage
- Beautiful staircase with stainless steel railings
- Large aluminium windows bringing in plenty of light to common areas
- Quiet and spacious Schindler elevator
- Full fencing, security, monitoring, intercom, and reception
- Internet and cable TV available
- Suitable for people with limited mobility
- Built-in wardrobe
- Fireplace

Parking & Storage

- **Garage space** available for an additional **€17,281 (PLN 75,000)**
- **Storage unit** of approx. **5 m²** available for an additional **€3,456 (PLN 15,000)**
- Purchase of both is obligatory

Location

An excellent location with easy access to everyday conveniences and city transport.

Nearby you will find:

- Primary School No. 16
- University of Szczecin
- Shops and restaurants
- Bus stop for line 60 just outside the estate gate
- Park, lake, kindergarden, nursery, fitness club, and playground nearby

The centre of Szczecin is reachable in **up to 10 minutes** by car.

Available from **07.08.2025**.

Details

Apartment for Sale – Gumieńce

- **Property type:** Apartment
- **District / estate:** Gumieńce
- **Total area:** 71.50 m²
- **Ownership of land plot:** Ownership
- **Building type:** Apartment building
- **Year of construction:** 2013
- **Condition:** Excellent
- **Building condition:** Excellent
- **Wall material:** Ytong
- **Kitchen area:** 8 m²
- **Bathrooms:** 1
- **Bathroom area:** 6 m²
- **Access road:** Quiet street
- **Rooms:** 28.9 m² + 14 m² + 11 m²
- **Floors in the building:** 3
- **Hot water source:** Municipal network
- **Heating:** District heating
- **Elevator:** Yes
- **Internet:** Yes
- **Cable TV:** Yes
- **Security:** Yes
- **Monitoring:** Yes
- **Intercom:** Yes
- **Reception:** Yes
- **Windows:** New wooden
- **Fencing:** Full
- **Parking spaces:** 1
- **Walk-in wardrobe:** Yes
- **Disabled access:** Yes
- **Fireplace:** Yes
- **Balconies:** 1
- **Balcony area:** 7 m²
- **Orientation:** South, east, west

- **Nearby:** park, lake, shop, nursery, kindergarten, primary school, public transport, fitness club, playground
- **Available from:** 07.08.2025
- **Ceiling height:** 260 cm

- **Appliances:** fridge, oven, dishwasher, electric hob
- **Flooring:** carpet, boards
- **Garage:** Yes

Property features

Elevator Security Reception Fence Garage Wardrobe Accessible
Fireplace Cellar 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