



Modern Semi-Detached House in Mierzyn with Garden and Garage

330,000 € (1,399,000 PLN)

Year built 2025 6 Rooms ~156 m²

Description

New Semi-Detached House in a Quiet, Intimate Development

We are pleased to present a new offer of a **semi-detached family house** located in a development of single-family homes, with **excellent access to Szczecin city center**. Nearby you will find a primary school, a kindergarten, and public transport.

This modern house offers a **usable area of 146.99 m² (155.50 m² total area)** and is set on a **301 m² plot**. It has been designed with comfortable family living in mind and includes:

- entrance hall: 3.40 m²
- hallway: 7.83 m²

- bathroom: 4.12 m²
- kitchen: 7.15 m²
- living room with dining area: 21.10 m²
- room / study: 9.34 m²
- pantry: 2.48 m²
- garage: 18.32 m²
- staircase: 5.17 m²
- upper hallway: 5.52 m²
- utility room: 5.06 m²
- bedroom 1: 11.84 m²
- bedroom 2: 12.69 m²
- bedroom 3: 11.55 m²
- bedroom 4: 12.52 m²
- bathroom: 8.90 m²

A **large attic space** offers additional usable potential.

Key advantages

- **Full ownership** with a separated land and mortgage register
- **Private, gated development** with automatic entrance gate
- Additional shared parking space for guests
- Only a small number of homes in the development, ensuring an intimate atmosphere

Construction and finishing standard

- load-bearing walls made of **18 cm silicate brick**
- internal partition walls made of **11.5 cm silicate brick**
- house built on a **foundation slab**
- cast concrete floor slab
- cast internal staircase
- **black glossy ceramic roof tiles**
- **3-pane Drutex PVC windows** in graphite color
- **electric anti-burglary shutters** on ground-floor windows

- **Wiśniowski sectional garage door** in graphite, electrically operated, with 2 remote controls
- graphite front door with double locks
- white external plaster
- black clinker plinth
- **20 cm graphite polystyrene external insulation**
- lime-cement internal plaster
- **underfloor heating throughout the house**, individually controlled in each room
- white soffits
- paved driveway, entrance, and terrace
- landscaped plot with panel fencing
- **heat pump heating**
- gas installation
- electrical installation with 230V and 400V power
- alarm system
- intercom installation
- municipal sewage system
- rainwater drainage system with **5 m³ tanks**
- municipal water supply

The property also features a **garage** and a **garden**.

There is a possibility of **turnkey finishing**.

Available units: - right-side house with a 301 m² plot - left-side house with a 462 m² plot

A great option for those looking for a modern, comfortable home in a peaceful and well-connected location.

Details

- | | |
|---------------------------------|---|
| • Property type: House | • House type: Semi-detached |
| • Total area: 155.50 m² | • Year built: 2025 |
| • Plot area: 301.00 m² | • Condition: Developer standard |
| • Usable area: 146.99 m² | • Building condition: Developer standard |

- **Wall material:** Silicate
- **Kitchen type:** Open plan
- **Bathrooms:** 2
- **Number of floors (including ground floor):** 1
- **Heating:** Heat pump
- **Electricity:** Yes
- **400V power:** Yes
- **Gas supply:** Yes
- **Sewage system:** Municipal
- **Water supply:** Municipal water
- **Window type:** Plastic
- **Roof covering:** Ceramic tile
- **Fence type:** Mixed
- **Garage:** Yes
- **Garage spaces:** 1
- **Garden:** Yes

Property features

Gas Garage Garden

Möhringen

Mierzyn is a large and fast-growing village directly bordering Szczecin to the west, part of the Dobra municipality. In recent years it has become a preferred place to live for people commuting to work in Szczecin, characterised by modern infrastructure, new housing developments and good connections to the city. Despite its size, Mierzyn partly retains a village character, offering both proximity to urban amenities and opportunities for recreation in nature.

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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