



Seaside Restaurant Property with Residence in Niechorze and Strong Brand

590,000 € (2,500,000 PLN)

Year built 1999 5 Rooms ~121 m²

Description

Commercial-Residential Building with a Strong Brand in Niechorze

A unique investment opportunity in the heart of Niechorze, one of Poland's most desirable seaside destinations. This **detached commercial-residential building** is home to the legendary summer restaurant “**U Cywila**” — a well-established business with a recognised brand and loyal clientele.

This is more than a property: it offers the chance to take over a proven business concept with long-standing market recognition, excellent reputation, and established know-how. The restaurant's popularity is confirmed by awards, press coverage, guestbook entries, and strong seasonal demand.

Property Highlights

- **Property type:** House
- **Detached building**
- **Total area:** 121 m²
- **Usable area:** 190 m²
- **Plot area:** 265 m²
- **Plot shape:** Rectangular
- **Plot type:** Flat land
- **Ownership:** Freehold
- **Year of construction:** 1999
- **Condition:** Very good, finished
- **Building material:** Brick
- **Floors:** 1
- **Kitchen:** With window
- **Bathrooms:** 3
- **Separate WCs:** 3

Comfort and Technical Features

- Electric water boiler
- Electric heating
- Electricity connected
- Gas connected
- Municipal sewage system
- Municipal water supply
- Air conditioning
- Alarm system
- Monitoring
- Plastic windows
- Tiled roof
- Terracotta flooring
- Garage
- Disabled access
- 1 balcony

- Terrace

Location Advantages

Niechorze is a charming tourist town in the West Pomeranian region, located between the Baltic Sea and Lake Liwia Łuża. Its attractive seaside setting helps ensure steady guest interest and strong business potential.

Nearby: - Park - Train station - Public transport

Investment Potential

A great choice for investors seeking a profitable seaside business with fast return potential. The property includes the restaurant premises and residential space, making it ideal for continued hospitality use.

Exclusive listing.

Details

- **Property type:** House
- **Plot location:** Flat terrain
- **Total area:** 121.00 m²
- **Plot area:** 265.00 m²
- **Plot shape:** Rectangular
- **Usable area:** 190.00 m²
- **Ownership type:** Ownership
- **House type:** Detached
- **Year built:** 1999
- **Standard:** Very good
- **Building condition:** Finished
- **Wall material:** Brick
- **Kitchen type:** With window
- **Bathrooms:** 3
- **Toilets:** 3
- **Number of floors (including ground floor):** 1
- **Hot water source:** Electric boiler
- **Heating:** Electric central heating
- **Electricity:** Yes
- **Gas connected:** Yes
- **Sewage system:** Municipal
- **Water supply:** Municipal water
- **Air conditioning:** Yes
- **Alarm:** Yes
- **Monitoring:** Yes
- **Window type:** Plastic
- **Roof covering:** Roof tiles
- **Flooring:** Terracotta
- **Garage:** Yes
- **Accessibility for people with disabilities:** Yes

- **Balconies:** 1
- **Terrace:** Yes
- **Terraces:** 1
- **Nearest park:** Nearby
- **Nearest PKP railway station:** Nearby
- **Public transport:** Nearby

Property features

Gas Air conditioning Garage Accessible Terrace

Horst

Niechorze is a small seaside resort on the West Pomeranian coast in the Rewal municipality. It offers a wide sandy beach with shallow water. Its distinctive landmark is the 1866 lighthouse, which serves as a viewing tower. Niechorze is surrounded by forests and is not heavily crowded. The maritime climate is mild, with fresh sea air.

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.

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