



Spacious 3-Room Apartment in Historic Tenement House, Central Szczecin

236,000 € (999,000 PLN)

Year built 1930 3 Rooms ~90 m²

Description

Spacious Apartment in a Historic Tenement House in Central Szczecin

A bright and atmospheric **90 m² apartment** in a representative part of Szczecin city centre, located on **Jana Pawła II Avenue**.

The apartment offers: - **3 separate rooms**: 25 m², 22 m² and 17 m² - a **separate kitchen with a window** and pantry - a **bathroom** - a **hallway** - a **walk-in wardrobe**

The ceiling height is **2.90 m**, which adds to the sense of space and elegance.

Highlights

- large **fully glazed balcony** of 5 m² with opening windows

- **double-sided exposure:** north and south
- located on the **3rd floor**, offering privacy and an open outlook
- **large basement** included, clean, dry and in very good condition

The interior is bright, spacious and full of character. It features: - **PVC double-glazed windows** - **new electrical installation** from 2 years ago - **reinforced ceiling** - floors finished with **tiles and well-kept panels** - smooth walls in light colours

Included in the price of the interior furnishings

- new kitchen units, including a **fridge, washing machine and dishwasher**
- fully equipped bathroom
- practical shelving in the pantry and wardrobe

Building and technical condition

The property has a **new electrical and sewage installation**, as well as a **new roof and chimneys**. A **new facade with insulation** is planned soon.

The building is managed by its own administration, which helps keep maintenance costs low and ensures a high standard of the staircase, basements and courtyard.

Costs

- administrative fee with renovation fund, water advance payment and rubbish collection: **PLN 300**
- utilities according to meter readings: **electricity and gas**

Shared spaces and surroundings

The building offers a charming, well-kept **green courtyard** with space to relax and a child-friendly atmosphere. There is also a **shared room** on the upper level, used by all owners for drying laundry or as a pleasant meeting space.

A garage within the courtyard may be rented.

Location advantages

This is a highly desirable central address, close to: - a prestigious, wide and green avenue - a private medical clinic on the ground floor - extensive cycling paths - hotels - swimming pools - schools - kindergartens - universities - a hospital - restaurants - Szczecin's largest and most beautiful park - an amphitheatre

A wonderful opportunity for anyone looking for a spacious home with character in one of the city's most attractive locations.

Details

Apartment for Sale | Centrum

- Property type: Apartment
- District / estate: Centrum
- Total area: 90.00 m²
- Building type: Tenement house
- Year built: 1930
- Condition: Finished
- Wall material: Brick
- Kitchen type: Separate kitchen with a window
- Room areas: 22 m², 25 m², 17 m²
- Number of floors: 4
- Floor height: 260 cm
- Hot water source: Gas, dual-circuit
- Heating: Gas central heating
- Gas connected: Yes

Property features

Gas 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.

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