



Elegant Gated Townhouse with Terrace in Świnoujście

539,000 € (2,300,000 PLN)

Year built 2007 4 Rooms ~154 m²

Description

Elegant Townhouse in a Gated Community

For sale: a beautifully finished **terraced house** built in 2007, located on a **flat, rectangular plot** in a gated estate. The property offers excellent privacy, thanks to mature plantings along the fence, while still being close to city infrastructure and everyday amenities.

This is a **move-in ready home** in ideal condition, finished with high-quality materials and designed for comfortable family living.

Key features

- **Usable area:** 154 m²

- **Total area:** approx. 175 m²
- **Attic:** approx. 25 m²
- **Plot size:** 360 m²
- **Ceiling height:** 270 cm
- **4 rooms**
- **2 bathrooms**
- **Walk-in wardrobe**
- **Storage room**
- **Attic**
- **Integrated garage with direct access to the house**
- **Large terrace:** 30 m²
- **Fenced property with privacy planting**

Interior layout

Ground floor - bright entrance hall - hallway with a very large built-in wardrobe with mirrored sliding doors - bathroom with a walk-in shower - enclosed storage space under the stairs - spacious living room with dining and relaxation areas, fireplace, and access to the terrace - open-plan kitchen with a large window, granite worktop, and premium appliances: - double-door fridge freezer - pyrolytic oven - built-in microwave - dishwasher - 90 cm induction hob - extractor hood - granite undermount sink

The entire ground floor is finished with beautiful polished stoneware tiles in 120 x 120 cm format.

First floor - square landing - bedroom with double bed - room with a corner sofa and exercise equipment - room with a sofa, armchairs, and a coffee table - large walk-in wardrobe with a window, washing machine, and separate tumble dryer - elegant, spacious bathroom with a freestanding bathtub, toilet, bidet, countertop washbasin, and wall-mounted cabinet with drawers

The upper floor features a stylish herringbone wood floor throughout, and all rooms have TV wiring.

Attic - approx. 25 m², accessed by fold-down attic stairs from the ceiling

Technical details

- brick construction
- tiled roof
- PVC windows with anti-burglary shutters
- high-quality internal and external security doors
- gas central heating and hot water from a dual-function gas boiler
- underfloor heating on the ground floor
- mains water and sewerage
- electricity and gas connected
- mixed fencing
- one garage space

Outdoor area

- large, brand-new terrace, perfect for outdoor dining and relaxing
- spacious garden shed, also suitable as a storage room
- lawn with many plantings
- irrigation system
- private well water

Location

Situated on a gated estate near **11 Listopada**, with excellent access to local amenities and transport: - Lidl: about 100 m - bus stop and Biedronka: about 200 m - Świnoujście Centrum railway station: about 250 m - church: about 300 m - stadium and amphitheatre: about 600 m - nearby fitness park, playground, shops, and other services

A superb opportunity for anyone looking for a comfortable, stylish home in a highly convenient location. Furniture may be included by separate arrangement.

Details

Property type: House

Plot location: Flat terrain

Total area: 154 m²

Plot area: 360 m²

Plot shape: Rectangular

Usable area: 154 m²

House type: Terraced house

Year built: 2007

Standard: Excellent

Building condition: Excellent

Wall material: Brick

Kitchen type: Open to the living area

Number of bathrooms: 2

Number of floors, including ground floor: 1

Hot water source: Gas, two-function boiler

Heating: Gas central heating

Electricity: Yes

Gas supply: Yes

Sewage system: Municipal

Water supply: Municipal water

Windows: Plastic

Roof covering: Roof tiles

Flooring: Porcelain stoneware, boards, parquet

Fence type: Mixed

Garage: Yes

Parking spaces: 1

Terrace area: 30 m²

Nearby: park, forest, sea, river, shop, nursery, kindergarten, primary school, railway station, airport, marina, public transport, pharmacy, restaurant, fitness club, bank, playground

Property features

Gas Garage Garden

Swinemünde

Świnoujście is a port and spa town in the far northwest of Poland, spread across three islands (Uznam, Wolin, Karsibór). It has Poland's widest beach (over 20 km long) and numerous spa facilities. The town was already a well-known Baltic resort in the 19th century. Worth seeing are Fort Gerhard, the lighthouse (43 m tall) and large seaside promenades. Świnoujście combines a maritime style with a mild sea climate.

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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We work with vetted partners (property valuation, tax and legal advice, sworn translations, renovation of properties in need of refurbishment).

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