



Modern Townhouse in Szczecin Gumieńce with Garden, Garage and Attic

354,000 € (1,499,000 PLN)

Year built 2025 6 Rooms ~230 m²

Description

Modern Townhouse in Gumieńce, Tyniecka Street

We are pleased to present modern single-family townhouses located in the desirable Gumieńce district, on Tyniecka Street. Each home is a separate property with its own Land and Mortgage Register, independent access, and a private plot of approx. **320 m²**.

The homes are offered in **developer standard** and were completed in **2025**. Thoughtful architecture, quality materials, and well-designed details create a strong sense of privacy and independence from neighboring homes.

An additional advantage is the possibility of running a **small, non-intrusive business** on the premises, such as consulting rooms or offices.

Property Highlights

- **Total area:** approx. **230 m²**
- **Usable area:** approx. **207.7 m²**
- **Plot area:** approx. **320 m²**
- **Single-car garage:** approx. **20.4 m²**
- **2 parking spaces on the property**
- **Townhouse layout**
- **2 floors plus usable attic**
- **Private garden**
- **2 balconies**

Layout

Ground floor – approx. 76.7 m² - Living room - Kitchen - Entrance hall - Toilet - Garage

First floor – approx. 73.3 m² - 2–3 bedrooms - Bathroom - Laundry room

Usable attic – approx. 57.7 m² - Planned 2 bedrooms - Bathroom

Construction and Finishes

- **Foundation:** foundation slab
- **Walls:** silicate blocks
- **Floors:** reinforced concrete
- **Roof:** timber rafter-and-collar beam structure
- **Roof covering:** shingles
- **Insulation:** polystyrene and PUR foam
- **Facade:** grey silicate-silicone plaster with decorative Bolix Wood Stamp elements
- **Rainwater system:** PVC
- **External window sills:** steel
- **Balustrades:** steel with frosted PVC panels or glass

Joinery and Entrance

- **Windows and balcony doors:** VEKA, Premium standard, grey
- **Glazing:** triple glazing
- **Garage door:** Hormann, motorized

- **Entrance door:** Umax, grey

Installations and Utilities

- **Municipal sanitary and storm sewage**
- **Underfloor heating throughout the building**
- **Gas boiler**
- **Prepared for a heat pump installation**
- Electricity, 400V power, gas, and internet available

Location Advantages

- Large living room window of approx. **6 m²**
- Wide double terrace doors opening to the garden
- Clever architectural solutions that enhance privacy
- Close to recreational areas: a small lake, park, cycling paths, sports field, and playground
- Excellent local infrastructure: shops, restaurants, bakeries, pharmacies, and bus stop
- Convenient access to the city center and beyond

A stylish, well-designed home in a great location — ideal for comfortable everyday living.

Details

House for Sale – Gumieńce

- Property type: House
- District/estate: Gumieńce
- Total area: 230.00 m²
- Plot area: 320.00 m²
- Usable area: 207.70 m²
- House type: Terraced house
- Year built: 2025
- Standard: Developer standard
- Building condition: Excellent
- Wall material: Silicate
- Kitchen type: Open-plan
- Number of floors, including ground floor: 2
- Electricity: Yes
- 400V power supply: Yes
- Gas connected: Yes
- Internet: Yes
- Garage: Yes
- Parking spaces in garage: 1
- Garden: Yes

- Walk-in wardrobe: Yes
- Number of balconies: 2
- Plot ownership: Ownership

- Roof covering: Other

Previous price: €345,622 (PLN
1,500,000)

Property features

Gas Garage Garden Wardrobe 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