



## Spacious Rented 3-Room Apartment in Central Szczecin, 100 m<sup>2</sup>

**153,000 € (649,000 PLN)**

Year built 1902    3 Rooms    ~100 m<sup>2</sup>

### Description

#### Spacious 3-Room Apartment in Central Szczecin

An excellent investment opportunity for rental income, this fully furnished and equipped apartment is also a great choice for those looking to live in the city centre.

Located on the 2nd floor of a well-kept front tenement building in **Szczecin Centrum**, on **Bł. Królowej Jadwigi Street**, close to Narutowicza Street and Piastów Avenue. The location is especially attractive for students, with easy access to nearby university faculties, including:

- University of Szczecin
- West Pomeranian University of Technology

- Pomeranian Medical University, reachable in about 3 tram stops

## Property details

- **Total area:** 100 m<sup>2</sup> (102 m<sup>2</sup> as stated in the description)
- **Layout:** fully distributed, 3 separate large rooms
- **Room sizes:** approx. 20 m<sup>2</sup> each
- **Kitchen:** separate, with a window
- **Bathroom:** spacious, with a window
- **Separate WC**
- **Hallway**
- **Basement storage unit**

## Interior and equipment

The apartment is fully furnished and ready to use. The rooms are spacious and easy to arrange.

The separate kitchen comes with built-in cabinets, a fridge-freezer, and a gas cooker. The bathroom includes a bathtub, shower cabin, and washbasin. The WC is separate and also includes a washbasin. A roomy hallway offers large built-in wardrobes.

Additional features include: - PVC windows throughout - Security entrance door - Cable TV - Gas heating and hot water from an economical dual-function gas boiler

## Building and surroundings

The apartment is located in a very well-maintained brick tenement house from **1902**, with a very good overall building condition. The staircase is neat and the courtyard is attractive, open, green, and well cared for.

The area is: - central and well connected - close to public transport stops - surrounded by shops and services - near schools and a kindergarten - safe and well lit

## Financial information

- **Monthly rent with renovation fund:** PLN 600 (€138)
- Additional costs: electricity and gas, according to usage

## Investment potential

The apartment is currently fully rented and generates income. It may be purchased with the existing tenancy agreements in place, or with the option to change tenants. For buyers planning to live in the property, the tenancy agreements can be terminated upon sale.

## Details

- **Property type:** Apartment
- **District / Estate:** City Centre
- **Total area:** 100 m<sup>2</sup>
- **Building type:** Tenement house
- **Year built:** 1902
- **Condition:** Good
- **Building condition:** Very good
- **Wall material:** Brick
- **Kitchen type:** Separate
- **Number of bathrooms:** 1
- **Number of toilets:** 1
- **Room areas:** 20 / 20 / 20 m<sup>2</sup>
- **Number of floors:** 5
- **Floor height:** 300 cm
- **Basement:** Yes, cellar
- **Gas connected:** Yes
- **Cable TV:** Yes
- **Fridge:** Yes
- **Gas heater:** Yes
- **Bathroom fittings:** Shower, bathtub, washbasin

## Property features

Cellar   Gas

## 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**

**#435009**

**Dream Estate Team**