



Historic Villa Apartment with Terrace in Central Szczecin

590,000 € (2,499,000 PLN)

Year built 1920 4 Rooms ~167 m²

Description

Elegant First-Floor Apartment in a Historic Villa, Central Szczecin

Set on the entire first floor of a beautiful pre-war villa on Wielkopolska Street, this exceptional apartment is located in a prestigious part of central Szczecin, among historic townhouse buildings and elegant late-19th-century villas surrounded by greenery.

The property is part of a 5-unit building and offers excellent potential both as a comfortable private residence and as a space for professional use such as an office, practice, or company headquarters. It may also be adapted into smaller apartments or commercial units.

Property Highlights

- **Area:** 166.72 m²
- **Ceiling height:** 3.35 m
- **Layout:** 4 rooms, 2 hallways, 2 kitchens, 1 bathroom, and a utility room
- **Outdoor space:** 2 balconies and a large covered terrace
- **Additional space:** basement included
- **Garden access:** possibility to use part of the large landscaped garden with mature trees

Renovation and Technical Improvements

The apartment has benefited from several upgrades, including: - replacement of electrical installation in part of the apartment - replacement of the sewage riser - modernization of the heating system with an individual contract - replacement of the gas installation and gas riser - replacement of windows with PVC joinery - smooth plastering and painting of walls and ceilings

A major advantage is the original internal woodwork, which remains in very good condition. There is also potential to reveal the original wooden floors throughout the apartment.

Additional Information

- **Condition:** good technical condition, requiring refreshing
- **Ownership:** full ownership with land and mortgage register
- **Building year:** 1920
- **Building material:** brick
- **Kitchen:** with window
- **Heating:** municipal heating
- **Hot water:** gas, two-function boiler
- **Gas connection:** yes
- **Intercom:** yes
- **Flooring:** linoleum, wooden boards, tiles
- **Plot:** fully fenced
- **Parking:** resident parking spaces under the building

- **Garage:** yes

Location

The apartment enjoys a superb central location with excellent access to everyday amenities and services. Nearby you will find parks, shops, public transport, schools, nurseries, a university, pharmacies, restaurants, a fitness club, a hospital, a bank, and a playground.

A truly unique property with character, space, and great potential in one of Szczecin's most desirable central locations.

Details

Apartment for Sale

- **Property type:** Apartment
- **District / estate:** Śródmieście-Centrum
- **Total area:** 166.72 m²
- **Building type:** House
- **Year built:** 1920
- **Condition:** Needs refreshing
- **Wall material:** Brick
- **Kitchen type:** With a window
- **Number of bathrooms:** 1
- **Number of floors (including ground floor):** 1
- **Floor height:** 335 cm
- **Hot water source:** Gas, two-function boiler
- **Heating:** District heating
- **Gas connected:** Yes
- **Intercom:** Yes
- **Flooring:** Linoleum, boards, tiles

- **Fencing:** Full
- **Garage:** Yes
- **Garden:** Yes

Nearby

- Swimming pool
- Park
- Shop
- Nursery
- Kindergarten
- Primary school
- University
- Public transport
- Police station
- Pharmacy
- Restaurant
- Fitness club
- Hospital
- Bank
- Playground

Dream Estate

#435508

Property features

Gas Fence Garage Garden 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.

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

#435508

Dream Estate Team