



## Spacious 6-Room Investment Apartment in Szczecin Centre with Balconies

**141,000 € (600,000 PLN)**

Year built 1938   6 Rooms   ~87 m<sup>2</sup>

### Description

#### Investment Property for Rent

A spacious apartment in the city centre, ideal as an investment for rental income. Originally arranged as a 3-room flat, it has been adapted into **6 rooms**, each approx. **10 m<sup>2</sup>**, offering excellent rental potential.

The apartment is located on the **3rd floor** of a **brick townhouse** from **1938**. It has a total area of **86.81 m<sup>2</sup>** and a ceiling height of **3.4 m**. The building is in **good condition**, and the stairwell has been renovated.

#### Layout

- **6 rooms:** 4 facing the front and 2 facing the courtyard

- **Bright kitchen** with a window, approx. **10 m<sup>2</sup>**
- **Bathroom with window**, approx. **8 m<sup>2</sup>**
- **2 balconies**:
  - large west-facing balcony
  - small east-facing balcony off the kitchen
- **Basement included**

## Features and finishes

- Original entrance and interior doors
- Beautiful original wide oak parquet in the front rooms, currently covered with panels
- Windows in the rooms replaced approx. 10 years ago
- Kitchen and bathroom windows replaced earlier
- Kitchen fitted with a pantry and stove
- Bathroom with bathtub, WC and washbasin
- East and west exposure

## Utilities and technical details

- Municipal heating advance included in the community fee
- Municipal hot water
- Electricity
- Gas connection available; the gas installation was removed but can be restored
- 400V power supply
- Cable TV connection
- Fridge, gas stove and oven

## Monthly costs

- Community fee: **PLN 1,700**
- including **PLN 580** advance for municipal heating
- as well as advances for waste collection and cold and hot water

## Location

The apartment is in **Centrum**, close to tram stops on lines **5, 7 and 9**. It is available **immediately**.

## Details

### Apartment for sale | Centrum

- Property type: Apartment
- Available from: 15.09.2025
- Former price: €139,170 (PLN 604,000)
- District: Centrum
- Total area: 86.81 m<sup>2</sup>
- Building type: Tenement house
- Year built: 1938
- Condition: For renovation
- Building condition: Good
- Wall material: Brick
- Kitchen type: With window
- Kitchen area: 10 m<sup>2</sup>
- Number of bathrooms: 1
- Bathroom area: 8 m<sup>2</sup>
- Room areas: 10+10+10+10+10+10 m<sup>2</sup>
- Number of floors in the building: 3
- Floor height: 340 cm
- Basement: Yes
- 400V power supply: Yes
- Gas connected: Yes
- Cable TV: Yes
- Fridge: Yes
- Gas stove: Yes
- Oven: Yes
- Balconies: 2
- Balcony areas: 8+2 m<sup>2</sup>
- East-facing view: Yes
- West-facing view: Yes
- Bathroom fixtures: Bathtub, toilet, washbasin

## Property features

Cellar   Gas   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**

**#435551**

**Dream Estate Team**