



## Spacious 4-Room Apartment in Szczecin City Centre with Basement Access

**153,000 € (649,000 PLN)**

Year built 1945   4 Rooms   ~96 m<sup>2</sup>

### Description

#### 4-Bedroom Apartment in Szczecin City Centre

A spacious apartment on the ground floor of a historic tenement building on Pocztowa Street, right in the heart of Szczecin. The property has two entrances: one from the staircase and one directly from the street, secured by an electric shutter. This makes it an excellent choice for a business such as a notary office, medical practice, or other professional services.

The area offers plenty of parking spaces, easy access to public transport, and a wide selection of shops nearby. The building has been renovated, including the staircase and front façade, and the surrounding area features lots of greenery.

## Key features

- **Total area:** 95.78 m<sup>2</sup>
- **Additional basement area:** approx. 35 m<sup>2</sup>
- **Total area including basement:** approx. 130 m<sup>2</sup>
- **4 rooms**
- **Separate kitchen**
- **1 bathroom**
- **Ground floor**
- **Ceiling height:** 320 cm
- **Building:** tenement house, built in 1945
- **Condition:** very good
- **Building condition:** ideal
- **Walls:** brick

## Layout

- **Hallway:** approx. 15 m<sup>2</sup>, with wardrobes, smooth painted walls, and terracotta flooring
- **Living room:** approx. 25 m<sup>2</sup>, furnished, with panel flooring and smooth walls
- **Kitchen:** approx. 12 m<sup>2</sup>, fitted with built-in furniture and appliances including a fridge, induction hob, dishwasher, microwave, and dining set
- **Bathroom:** approx. 10 m<sup>2</sup>, with shower, washbasin, WC, washing machine, tiled finish, and a window
- **Second room:** approx. 20 m<sup>2</sup>, furnished
- **Third room:** approx. 15 m<sup>2</sup>, furnished
- **Fourth room:** approx. 8 m<sup>2</sup>, furnished

## Additional advantages

- Direct access to a tiled basement from the apartment
- Basement height allows standing upright for a person 180 cm tall
- Ideal for storage, a server room, or similar use
- New water and sewage risers
- New electrical installation
- Renovated staircase and façade

## Utilities and installations

- Gas heating
- Gas hot water
- Phone line
- 400V power connection
- Gas connection
- Internet
- Cable TV
- Alarm system
- Monitoring
- Intercom
- Plastic windows

## Monthly costs

- **Administrative fee:** PLN 486
- Includes renovation fund, cold water advance payment, waste collection, sewage, rubbish, and maintenance of common areas

## Rental information

The apartment is currently rented for **PLN 3,300 per month** for the owner, plus tenant-paid utilities. It is possible to purchase the property with the tenants in place.

A great opportunity for both residential and business use in a prime central location.

## Details

### Apartment for sale

- **Property type:** Apartment
- **District / estate:** City Centre
- **Total area:** 95.78 m<sup>2</sup>
- **Building type:** Tenement house
- **Year built:** 1945
- **Condition:** Very good
- **Building condition:** Perfect
- **Wall material:** Brick
- **Kitchen type:** Separate
- **Bathrooms:** 1
- **Bathroom area:** 10 m<sup>2</sup>
- **Room areas:** 25 + 20 + 15 + 8 m<sup>2</sup>
- **Ground floor:** Yes

- **Number of floors (including ground floor):** 4
- **Floor height:** 320 cm
- **Hot water supply:** Gas, dual-circuit
- **Heating:** Gas central heating
- **Basement:** Yes
- **Basement area:** 35 m<sup>2</sup>

## Features and utilities

- Telephone line
- 400V power supply
- Gas connected
- Internet
- Cable TV
- Fridge
- Washing machine
- Oven
- Dishwasher
- Electric stove

## Property features

Ground floor   Cellar   Gas

- Alarm system
- Monitoring
- Intercom

## Finishes

- **Windows:** Plastic
- **Flooring:** Parquet, gres

## Bathroom equipment

- Sink
- Toilet
- Washing machine
- Shower
- Window
- Heated towel rail

## Additional equipment

- Microwave oven

## 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**

**#435732**

**Dream Estate Team**