



## Modern 85 m<sup>2</sup> Apartment with Garden in Dąbie, Szczecin

**189,000 € (799,000 PLN)**

Year built 2019   3 Rooms   ~85 m<sup>2</sup>

### Description

#### Modern Apartment in a Low-Rise Building, Dąbie

This **bright and modern apartment** is located in a **low-rise building from 2019** in the attractive Dąbie area. It offers a comfortable layout, high-quality finishes, and access to a well-kept, landscaped estate.

#### Key features

- **Total area:** 85 m<sup>2</sup>
- **Condition:** very good
- **Building type:** apartment block
- **Year built:** 2019

- **Construction material:** brick
- **Flooring:** panels
- **Windows:** PVC and new wooden windows
- **Heating:** gas central heating
- **Hot water:** gas combi boiler
- **Kitchen:** open-plan kitchen
- **Bathroom:** 1
- **Ceiling height:** 272 cm
- **Fence:** full
- **Garage:** yes
- **Intercom:** yes
- **Utilities:** gas connected

## Interior layout

The apartment includes: - spacious living room with access to the garden - open-plan kitchen, approx. **8 m<sup>2</sup>** - bedrooms: **26 m<sup>2</sup>, 9.77 m<sup>2</sup>, 16 m<sup>2</sup>, and 12 m<sup>2</sup>** - hallway - bathroom

## Additional space

A separate registered area is included for exclusive use. It is currently equipped with water and sewage risers, which allows for future adaptation. There is also access to an **insulated attic**, offering extra storage space.

## Estate and surroundings

The estate is **fenced, green, and beautifully arranged**, with plantings and benches. Nearby you will find everything needed for everyday convenience, including: - Społem, Biedronka, Żabka, Lidl - pharmacy and medical clinic - pizzeria - nursery and kindergarten - primary school - public transport - playground - forest and lake in the vicinity

The bus stop is located approximately **900 m** away.

A great option for those looking for a comfortable home in a peaceful and well-connected location.

## Details

### Apartment for Sale

- **Location:** Dąbie
- **Property type:** Apartment
- **Total area:** 85 m<sup>2</sup>
- **Plot ownership form:** Ownership
- **Building type:** Block of flats
- **Year built:** 2019
- **Condition:** Very good
- **Wall material:** Brick
- **Kitchen type:** Open-plan kitchen
- **Kitchen area:** 8 m<sup>2</sup>
- **Number of bathrooms:** 1
- **Room areas:** 26 + 9.77 + 16 + 12 m<sup>2</sup>
- **Number of floors:** 2
- **Floor height:** 272 cm
- **Hot water source:** Two-circuit gas boiler
- **Heating:** Gas central heating
- **Gas connected:** Yes

- **Refrigerator:** Yes
- **Oven:** Yes
- **Dishwasher:** Yes
- **Intercom:** Yes
- **Window type:** Plastic, new wooden
- **Flooring:** Panels
- **Fencing:** Full
- **Garage:** Yes

### Nearby

- Forest
- Lake
- Shop
- Kindergarten
- Primary school
- Public transport
- Pharmacy
- Playground
- **Previous price:** €186,636 (PLN 810,000)

## Property features

Gas   Fence   Garage   Garden   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**