



Detached House with Garden and Expansion Potential in Szczecin's Arkońskie Estate

281,000 € (1,190,000 PLN)

Year built 1958 5 Rooms ~116 m²

Description

Detached House in a Prestigious Green Area of Szczecin

We are pleased to present a **single-storey detached house** in a quiet and highly desirable part of Szczecin. The property is located in a low-rise residential area of single-family homes, with convenient access to major roads and the city centre. Nearby you will find shops, services, schools, kindergartens, recreational areas, public transport stops, and healthcare facilities.

Location

- **District:** Arkońskie Estate

- **Close to:** Chopin Park (500 m), Arkoński Park and hospital (1,500 m), Arkona bathing area, sports facilities and the stadium

Property Details

- **Type:** House
- **House type:** Detached
- **Layout:** Single-storey
- **Area:** 115.65 m²
- **Plot size:** 542 m²
- **Rooms:** 5
- **Kitchen:** Separate
- **Year built:** 1958
- **Condition:** Good
- **Building condition:** Good
- **Number of floors:** 1
- **Walls:** Brick

Description

This is a functional family home with a practical single-level layout and no architectural barriers. The interior includes: - a separate kitchen with a spacious pantry below it - five rooms - two bathrooms - hallways and utility rooms - a garage with inspection pit

The house is currently occupied and maintained in a clean technical condition, with great potential for modernization.

Technical Standard

- **Roof:** In good condition
- **Insulation:** 10 cm polystyrene
- **Windows:** PVC
- **Floors:** Panels
- **Bathrooms:** Older-style tiling
- **Heating:** Gas, with an alternative fireplace
- **Utilities:** Electricity, water, sewerage, gas

Development Potential

According to the owner, there is a possibility to add one additional floor.

Documentation has already been prepared and an active notification has been submitted to the city office regarding a potential modernization of the building using renewable energy sources, including photovoltaic panels and a heat pump. The modernization concept, along with interior design planning, is ready.

Key Advantages

- Single-storey layout with no architectural barriers
- 5 rooms and a separate kitchen, ideal for family living and remote work
- Occupied home with ongoing use
- Strong potential for modernization and expansion
- Detached house with a garage, a large plot, and room to grow

A rare opportunity in this area, offering a solid structure, a practical layout, and excellent adaptation possibilities.

Morning coffee in the garden, evenings by the fireplace, walks in the forest — a place where you can truly relax.

Details

- | | |
|--|---|
| • Property type: House | • Wall material: Brick |
| • District / estate: Arkońskie Estate | • Number of floors (including ground floor): 1 |
| • Total area: 115.65 m ² | • Electricity: Yes |
| • Plot area: 542.00 m ² | • Gas connected: Yes |
| • Usable area: 115.65 m ² | • Sewage system: Municipal |
| • House type: Detached | • Water source: Municipal water |
| • Year built: 1958 | • Garage: Yes |
| • Standard: Good | • Garage spaces: 1 |
| • Building condition: Good | |

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Property features

Gas Garage Cellar Garden

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.

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