Modern 3-Room Apartment with Garden in Szczecin's Nowa Cukrownia

215,000 € (910,000 PLN)

Year built 2017 3 Rooms ~62 m²

Description

Apartment for sale in Gumieńce, Szczecin

An elegant, move-in-ready apartment in the modern **Nowa Cukrownia** estate, offering the comfort of a house with the convenience of city living.

The apartment comes with a **private garden** featuring a pergola and mosquito screens on the windows. There is also an outdoor tool shed and a gate leading directly to a **private parking space**, which is a major advantage when financing with a mortgage, as both the apartment and the parking space can be included.

Layout

- Bright living room with a kitchenette

- Two bedrooms
- Additional room
- Hallway with a 60 cm deep built-in wardrobe
- Bathroom with a shower and bathtub function

The kitchen was custom-made and fitted with household appliances. All built-in furniture throughout the apartment was individually designed, making the interior highly functional and well planned.

In the living room, the standard windows were replaced with large, modern HST sliding windows, bringing in plenty of natural light. Automatic exterior blinds were installed as well. The bedrooms feature mechanical anti-burglary roller shutters. All windows face one side, making the apartment **one-sided**.

Features and finish

- Apartment area: **61.85 m²**
- Ground floor
- Building from **2017**
- Brick construction
- Ideal standard
- City heating and hot water
- Elevator
- Monitoring system
- Intercom
- Private garden
- Private garage / parking space
- Close to public transport
- Nearby fitness club
- Nearby playground

Monthly costs

Based on current usage for 3 people, the running costs are low and include: - Community fee: **PLN 450/month** - SEC fee: **approximately PLN 300/month** - Electricity bill: **approximately PLN 300 every 2 months**

Location

Nowa Cukrownia is a modern, well-connected residential development with full retail and service infrastructure nearby.

This apartment is an excellent choice for those who want the feel of a house while enjoying the comfort of a modern home. A private garden with a terrace, a parking space located right by the window, and high-quality finishes make this property especially appealing.

A ready-to-move-in space, ideal for families looking for a balance of privacy, convenience, and proximity to the city.

Details

Apartment for Sale | Gumieńce

- **Property type:** Apartment
- **District / Estate:** Gumieńce
- **Total area:** 61.85 m²
- **Building type:** Block
- **Year of construction:** 2017
- **Condition:** Excellent
- **Wall material:** Brick
- **Kitchen type:** Open-plan kitchen
- **Ground floor:** Yes
- **Number of floors (including ground floor):** 3
- **Hot water source:** Municipal network
- **Heating:** Municipal heating network
- **Elevator:** Yes
- **Monitoring:** Yes
- **Intercom:** Yes
- **Garage:** Yes
- **Garden:** Yes

Nearby: - Public transport - Fitness club - Playground

Property features

Ground floor Elevator Garage 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.

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