



## Spacious 4-Room Apartment in Szczecin Zdroje Near Puszcza Bukowa

**170,000 € (720,000 PLN)**

Year built 1993   4 Rooms   ~79 m<sup>2</sup>

### Description

#### Spacious 4-Room Apartment in Zdroje

A bright and spacious **78.7 m<sup>2</sup> apartment** located in the Zdroje district — an excellent choice for a family.

**Foreign buyers are welcome.**

#### Layout

The apartment consists of: - **4 rooms** of approx. **8 m<sup>2</sup>, 11 m<sup>2</sup>, 12 m<sup>2</sup> and 20 m<sup>2</sup>** - **separate kitchen with a window — 9.7 m<sup>2</sup>** - **bathroom — 5 m<sup>2</sup>** - **separate WC — 2 m<sup>2</sup>** - **hallway and corridor — approx. 13 m<sup>2</sup>** - **balcony — approx. 2 m<sup>2</sup>**

The property also includes: - a **cellar** of approx. **10 m<sup>2</sup>** with metal doors - a **pram storage room**

## Key Features

- Windows facing **east and west**, providing plenty of natural light throughout the day
- Lovely views, including the treetops of **Puszcza Bukowa**
- **Plastic windows**
- **Gas connected**
- **Intercom**

## Location

This apartment stands out thanks to its excellent location: - **Fast tram / bus stop** just **200 m** away, with easy access to the city centre - **School** — **300 m** - **Nearest shops** — **200 m** - **Zdroje market square** — **800 m** - **Post office and church** — **1 km** - **Puszcza Bukowa** — only **2 km** away

## Building & Surroundings

- Apartment building from **1993**
- **Very good condition**
- Built of **brick**
- **4-storey building**
- Resident parking spaces available next to the building
- The housing cooperative also leases land where **garages** are located

## Condition

The apartment is in **good overall condition**, with a need for **minor renovation**.

If you are planning to finance your purchase with a mortgage, we can help with that as well.

## Details

### Apartment for Sale | Zdroje

- **Property type:** Apartment
- **District / estate:** Zdroje
- **Total area:** 78.70 m<sup>2</sup>
- **Building type:** Apartment block
- **Year built:** 1993
- **Condition:** For minor renovation
- **Building condition:** Very good
- **Wall material:** Brick
- **Kitchen type:** With a window
- **Number of bathrooms:** 2
- **Number of floors:** 4
- **Basement:** Yes
- **Gas connected:** Yes
- **Intercom:** Yes
- **Windows:** Plastic (PVC)

## 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**

**#436448**

**Dream Estate Team**