



## Modern 4-Room Apartment in Szczecin's Za Sterem, Gumieńce

**219,000 € (929,000 PLN)**

Year built 2018   4 Rooms   ~81 m<sup>2</sup>

### Description

#### Modern Apartment in Za Sterem, Gumieńce

We are pleased to present a unique offer for a bright, modern, and functional apartment in the attractive Za Sterem development. It is an excellent choice for those who value comfort, a great location, and a space designed to suit family life or a refined urban lifestyle.

This apartment is more than just four walls — it is a space that inspires. The light-filled, spacious interiors invite you to create lasting memories, while the practical layout gives you the freedom to arrange the space according to your own style. Za Sterem offers the perfect balance between city convenience and a green retreat, with a nearby park, playgrounds, and easy access to nature making everyday life more enjoyable.

## Key features

- **Total area:** 81.37 m<sup>2</sup>
- **Plot area:** 100 m<sup>2</sup>
- **Bedrooms / rooms:** 4 rooms with areas of 34 + 10 + 10 + 10 m<sup>2</sup>
- **Bathroom:** 1
- **Kitchen type:** open-plan
- **Building type:** apartment building
- **Year built:** 2018
- **Condition:** very good
- **Building condition:** very good
- **Construction material:** silicate
- **Floors in the building:** 4
- **Flooring:** panels
- **Windows:** plastic
- **Elevator:** yes
- **Garage:** yes
- **Walk-in wardrobe:** yes
- **Internet:** yes
- **Intercom:** yes
- **400V power connection:** yes
- **Utilities:** municipal network
- **Heating:** city heating
- **Exposure:** east and west

## Location and nearby amenities

Everything you need is close at hand: - park - shop - kindergarden - primary school - pharmacy - restaurant - fitness club - bank - playground

If you are looking for a home that combines comfort, modernity, and an excellent location, this apartment is well worth your attention. We warmly invite you to arrange a viewing and discover its full potential.

## Details

### Apartment for sale – Gumieńce

- **Property type:** Apartment
- **District / estate:** Gumieńce
- **Total area:** 81.37 m<sup>2</sup>
- **Plot area:** 100.00 m<sup>2</sup>
- **Building type:** Apartment building
- **Year built:** 2018
- **Condition:** Very good
- **Building condition:** Very good
- **Wall material:** Silicate block
- **Kitchen type:** Open-plan / pass-through
- **Bathrooms:** 1
- **Room areas:** 34 + 10 + 10 + 10 m<sup>2</sup>
- **Number of floors (including ground floor):** 4

- **Hot water source:** Municipal network
- **Heating:** Municipal district heating
- **Elevator:** Yes
- **400V power:** Yes
- **Internet:** Yes
- **Intercom:** Yes
- **Windows:** Plastic
- **Flooring:** Panels
- **Garage:** Yes
- **Walk-in wardrobe:** Yes
- **Exposure:** East and west

### Nearby amenities:

Park, shop, kindergarten, primary school, pharmacy, restaurant, fitness club, bank, and playground nearby.

## Property features

Elevator   Garage   Wardrobe

## 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**

**#436508**

**Dream Estate Team**