



## Spacious Historic Apartment in Szczecin City Centre with 2 Balconies

**306,000 € (1,299,000 PLN)**

Year built 1896   4 Rooms   ~120 m<sup>2</sup>

### Description

#### Apartment for Sale

A spacious **119.77 m<sup>2</sup>** apartment in a **historic tenement building** in the very heart of **Szczecin city centre**.

The location offers excellent access to the city's key attractions and amenities. Within a 10-minute walk, you can reach the **City Hall / Spinach Palace**, **Jasne Błonia**, **Pleciuga Puppet Theatre**, **Bogusława Pedestrian Street**, **Rayskiego Street**, and **Fontanny Avenue**. **Galaxy Shopping Centre** and **Kaskada Gallery** are also just a short walk away.

## Layout

- 4 rooms
- Separate kitchen
- Bathroom
- Hallway

The apartment features **beautiful balconies accessible from the living room and one of the bedrooms**.

The living room has **large south-facing windows**, making the interior **bright and full of natural light** throughout the day.

## Features and finish

- Original **oak parquet flooring**, renovated in 2021
- Preserved **historic wooden doors and joinery**
- **Two balconies**
- **Basement**
- **Gas connected**
- **Fibre-optic internet available**
- **Monitoring system**

## Building

- Historic **tenement house**
- Brick construction
- Built in **1896**
- Building condition: **excellent**
- 5 storeys including ground floor
- Common areas partly renovated in 2021, including the original entrance doors and the ground floor up to the first floor
- Further staircase renovation planned

## Additional information

- Monthly administrative fee: **PLN 1,550 (€357)**
- Utility bills: **electricity, gas**

This property offers great potential and can be used as a **photo studio, open-plan space, law office, or other professional office use.**

## Details

### Apartment for Sale

- **Location:** Śródmieście-Centrum
- **Property type:** Apartment
- **Total area:** 119.77 m<sup>2</sup>
- **Building type:** Tenement house
- **Year built:** 1896
- **Condition:** Very good
- **Building condition:** Ideal
- **Wall material:** Brick
- **Kitchen type:** Separate
- **Number of floors:** 5
- **Basement:** Yes
- **Gas connected:** Yes
- **Monitoring:** Yes
- **Balconies:** 2

## 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.

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We work with vetted partners (property valuation, tax and legal advice, sworn translations, renovation of properties in need of refurbishment).

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