



Modern 3-Room Apartment with Garden in Szczecin's Warszewo District

151,000 € (639,000 PLN)

Year built 2013 3 Rooms ~51 m²

Description

3-room apartment with garden access | Warszewo, Małe Błonia

A bright and comfortable **3-room apartment** for sale in one of Szczecin's peaceful yet fast-developing districts — **Warszewo / Małe Błonia**. The location offers excellent access to the city centre by both public transport and car.

The apartment is located on the **ground floor** of a modern building with **no architectural barriers**, making it a great choice for **seniors** as well as **families with children**. The building also features an **elevator**.

Layout

The apartment includes: - living room with kitchenette - bedroom - additional room - bathroom - hallway

Originally, the smaller room was designed as a kitchen, so there is an option to separate it as an independent room. In the land and mortgage register, the apartment is described as: hallway, kitchen, bedroom, bathroom, and living room.

Key features

- total area: **51.27 m²**
- **ground floor**
- **garden**
- access from the apartment to the garden via a **terrace**
- **basement**
- **alarm system**
- **intercom**
- **plastic windows**
- possibility to keep the furniture and equipment visible in the photos
- immediate handover available
- clean land and mortgage register, with no debts

Building

- apartment building
- year of construction: **2013**
- very good standard
- excellent condition
- silicate wall material
- elevator in the building

Location

Warszewo, Małe Błonia offers a convenient and attractive setting with: - bus stops nearby: **68, 89, 99** - local shops such as **Żabka** and **Asprod** - easy access to **Lidl**,

Netto, and Biedronka on the way from the city centre - plenty of green areas and allotment gardens nearby - **Wkrzańska Forest** just a few minutes away by car

Fees

- administrative rent: **PLN 400/month**
- hot water and heating (SEC): according to usage
- electricity: according to usage

A perfect offer for anyone looking for a comfortable home in a quiet, green, and well-connected part of the city.

Details

Apartment for sale – Warszewo

- **Property type:** Apartment
- **District / estate:** Warszewo
- **Total area:** 51.27 m²
- **Building type:** Apartment block
- **Year built:** 2013
- **Condition:** Very good
- **Building condition:** Excellent
- **Wall material:** Silicate
- **Kitchen type:** Open-plan kitchen
- **Bathrooms:** 1
- **Floor:** Ground floor
- **Number of floors:** 2
- **Basement / cellar:** Cellar
- **Lift:** Yes
- **Alarm system:** Yes
- **Intercom:** Yes
- **Window type:** Plastic
- **Garden:** Yes

Property features

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

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