



Detached House with Commercial Space in Szczecin Podjuchy

425,000 € (1,800,000 PLN)

Year built 2008 3 Rooms ~180 m²

Description

Detached House with Commercial Potential in Podjuchy

A spacious detached house in Podjuchy, very well connected to Szczecin city centre. The property offers a comfortable residential layout, a usable attic with adaptation potential, and a separate commercial area, making it an excellent choice for both living and business.

Property highlights

- 3 rooms
- 2 bathrooms
- 3 toilets

- Furnished
- Spacious open-plan kitchen with window
- Usable attic with potential for residential adaptation
- 1 balcony
- 2 terraces
- Air conditioning on the ground floor
- Alarm system, monitoring, and intercom
- 3 separate entrances, allowing independent business operations

Commercial part

- Approx. 90 m2 of service/commercial space
- Bathroom
- Staff room
- Office room

Building and finish

- Detached house
- Built in 2008
- Total area: 180 m2
- Usable area: 180 m2
- Very good building condition
- Good standard
- Brick/block construction
- Ceramic roof tiles
- New wooden windows with double glazing
- Anti-burglary doors
- Floors: gres, panels, terracotta

Plot and outdoor space

- Plot area: 812 m2
- Flat terrain
- Rectangular plot
- Approximately 1/4 green recreational area with a woodshed

- Approximately 3/4 paved area
- Levelled grounds with paving blocks
- Hardened driveway and parking space for up to 6 delivery vehicles
- Mature landscaping
- Metal fencing

Utilities and technical specifications

- Electricity
- Gas connected
- Municipal water supply
- Municipal sewage system
- Gas central heating
- Hot water from a dual-function gas boiler

Location

The property is located near the old loop in Podjuchy, in a quiet area of low-rise detached homes. Excellent access to central Szczecin, as well as convenient routes towards the seaside and Germany. Nearby you will find public transport, shops, a kindergarten, primary school, pharmacy, park, forest, river, marina, dining options, and a playground.

A great opportunity for anyone looking for a functional home with business potential in a well-connected location.

Details

House for sale

- **Property type:** House
- **Available from:** 06/11/2025
- **District / estate:** Podjuchy
- **Plot location:** Flat terrain
- **Total area:** 180.00 m²
- **Plot area:** 812.00 m²
- **Plot shape:** Irregular
- **Usable area:** 180.00 m²
- **Plot ownership:** Perpetual usufruct
- **House type:** Detached
- **Year of construction:** 2008
- **Standard:** Good
- **Building condition:** Very good
- **Wall material:** Concrete block

- **Kitchen type:** With window
- **Bathrooms:** 2
- **Toilets:** 3
- **Storeys:** 2
- **Hot water source:** Gas, dual-function boiler
- **Heating:** Gas central heating
- **Electricity:** Yes
- **Gas connection:** Yes
- **Sewerage:** Municipal
- **Water supply:** Municipal
- **Air conditioning:** Yes
- **Alarm:** Yes
- **Monitoring:** Yes
- **Intercom:** Yes
- **Windows:** New wooden
- **Roof covering:** Roof tiles
- **Flooring:** Stoneware, panels, terracotta
- **Fence:** Metal
- **Balconies:** 1
- **Terrace:** Yes
- **Terraces:** 2

Nearby amenities: - Park - Forest - River
- Shop - Kindergarten - Primary school -
Marina - Public transport - Pharmacy -
Restaurant - Playground

Property features

Gas Air conditioning Terrace 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.

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

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Dream Estate Team