



Bright 3-Room Apartment in Gumieńce Near Przygodna Park, Szczecin

151,000 € (639,000 PLN)

Year built 2004 3 Rooms ~50 m²

Description

3-room apartment in Gumieńce, Szczecin

A comfortable **3-room apartment** with **50.10 m²** of usable area (approx. **71 m² total**) located in a peaceful, intimate residential estate, right next to **Przygodna Park**. The area offers a playground, outdoor gym, dog run, and plenty of walking paths — perfect for everyday relaxation.

The apartment is situated on the **3rd floor** of a low-rise building from **2004**. The building is made of **brick** and is in **very good condition**.

Layout

- **Living room with kitchenette** – fitted kitchen cabinetry with appliances

- **Two bedrooms** – one with a built-in wardrobe
- **Bathroom with WC** – underfloor heating
- **Hallway** – built-in wardrobe
- **Utility room**

Additional information

- **Monthly community fee:** approx. **€92 (PLN 400)**
- The fee includes the renovation fund, waste collection, water, and other building management costs
- **Gas heating** and **electricity** are settled every two months
- **Intercom**
- **Connected gas supply**

Location

The property is conveniently located near: - **Przygodna Park** - **STER Shopping Centre**
- **Lidl** - schools and kindergartens

Excellent access to **central Szczecin**, with bus stops close to the building.

A great choice for those looking for a well-kept home in a calm, green area with excellent everyday convenience.

Details

Apartment for Sale | Gumieńce

- **Property type:** Apartment
- **District / neighborhood:** Gumieńce
- **Total area:** 50.10 m²
- **Building type:** Block of flats
- **Year built:** 2004
- **Condition:** Very good
- **Wall material:** Brick
- **Kitchen type:** Open-plan kitchen
- **Bathrooms:** 1
- **Number of floors:** 3
- **Hot water source:** Dual-function gas boiler
- **Heating:** Gas central heating
- **Gas connected:** Yes
- **Intercom:** Yes

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Property features

Gas

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.

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