

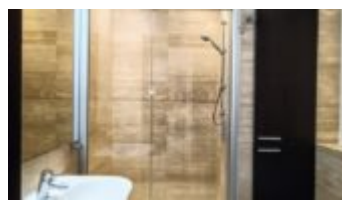
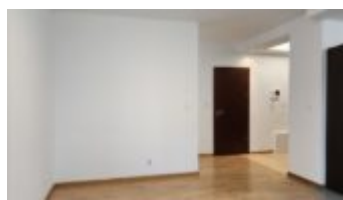
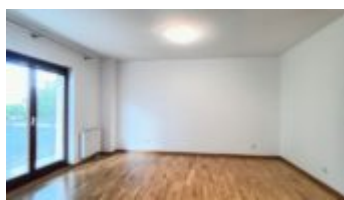
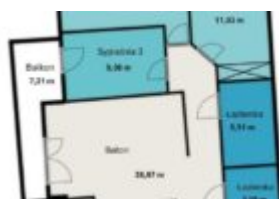
Warszawa, Wilanów

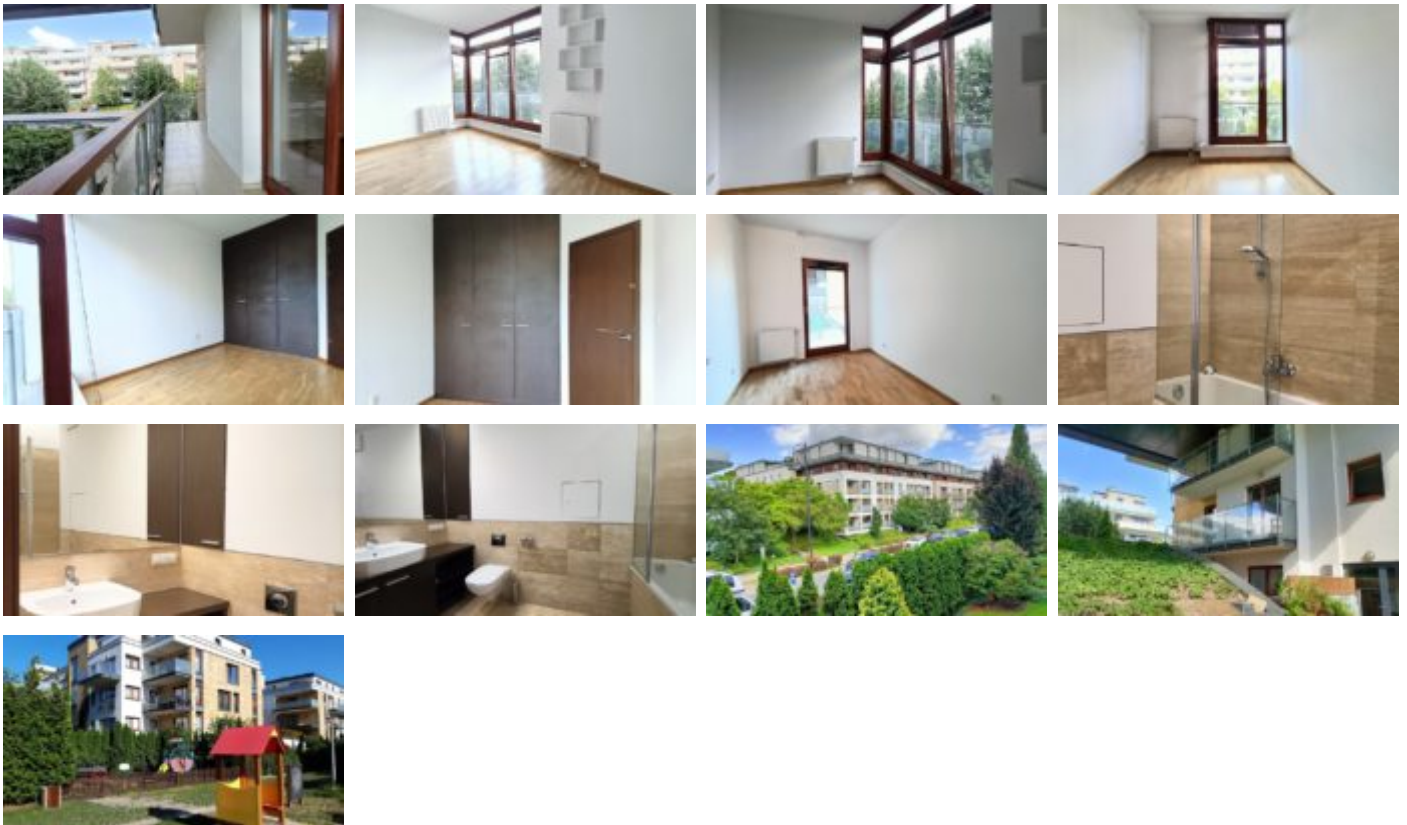
Apartment 81 m²

81 meters | 4 rooms | 1 floor

Sale

Price **1 378 530 PLN**
price for m² **17 000 PLN**





Description:

A well-planned, 4-room apartment with a balcony, in the very center of Miasteczko Wilanów – within Aura Park, a modern residential complex.

MIASTECZKO WILANÓW | 81 m | SARMATKA | 4 ROOMS + 2 BATHROOMS | COVERED BALCONY | 1ST FLOOR

LOCATION: Aura Park is an elegant housing estate with its own infrastructure: shops, boutiques, lots of manicured greenery and playgrounds for children. Located in the heart of the town of Wilanów, at the intersection of Klimczaka and Sarmacka streets. Inside the residential complex, there are nicely landscaped green patios (with ponds) and 2 playgrounds for children. The estate has a 24-hour reception and security, and is constantly monitored. A modern complex of buildings, facade finished with sandstone, wood and aluminum, create a comfortable living space.

APARTMENT DESCRIPTION: A large 4-room apartment, finished with high-quality materials (natural stone, parquet floors), with numerous, spacious wardrobes, a large living room connected to a comfortable kitchen. The apartment has a covered balcony.

- living room with kitchen – with access to the balcony (roofed)
- kitchen in the annex – with window, equipped with kitchen furniture and household appliances, countertops and floors made of natural granite, suspended ceiling with lighting
- 3 separate bedrooms – one with access to the balcony, the other 2 with large windows.
- bathroom with a bathtub, finished in natural stone
- bathroom with a large shower
- hall with a built-in wardrobe, suspended ceiling and specially designed lighting
- large windows with wooden joinery
- anti-burglary doors made of wood

The apartment includes 2 parking spaces in the underground garage (platform) for PLN 40,000 – additionally.

The apartment has been repainted, natural oak parquet after sanding. The apartment is ready to move in.

Full ownership with the Land and Mortgage Register.

The monthly rent for the community with advance payments for utilities is approximately PLN 1,200.

As a real estate agency, we charge fees for the agency service in the form of commission. This announcement is for information purposes only and does not constitute an offer within the meaning of Art. 66 § 1 of the Civil Code.

AREA: Aura Park is a modern residential complex located in the very center of Miasteczko Wilanów, close to numerous walking and cycling paths and recreational areas – at the intersection of Sarmacka and Klimczaka streets. The town offers its residents full urban infrastructure – numerous restaurants, cafes, service premises, medical centers, Medicover hospital, cultural centers, schools, kindergartens and nurseries. Attractive recreational areas nearby – the park and the Palace in Wilanów, the Culture Park in Powsin, the Kabacki Forest, Lake Czerniakowskie. Wilanów is one of the most dynamically developing districts of Warsaw, offering comfortable conditions for living and resting after work.

COMMUNICATION: The town of Wilanów is well connected to the center of Warsaw – both by car and public transport. The recently opened Warsaw bypass provides quick access to other districts of the city. Bus stops are located near the Aura Park estate. In the coming months, a fast tram line will be put into operation, running along Sobieskiego Street, which will provide a convenient connection to the metro and the entire Mokotów.

You are interested in this property

contact us and make an appointment.

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