

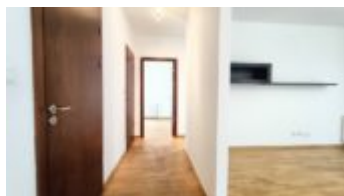
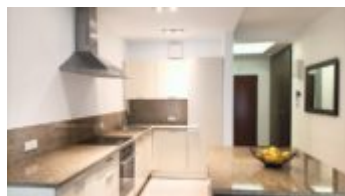
Warszawa, Wilanów

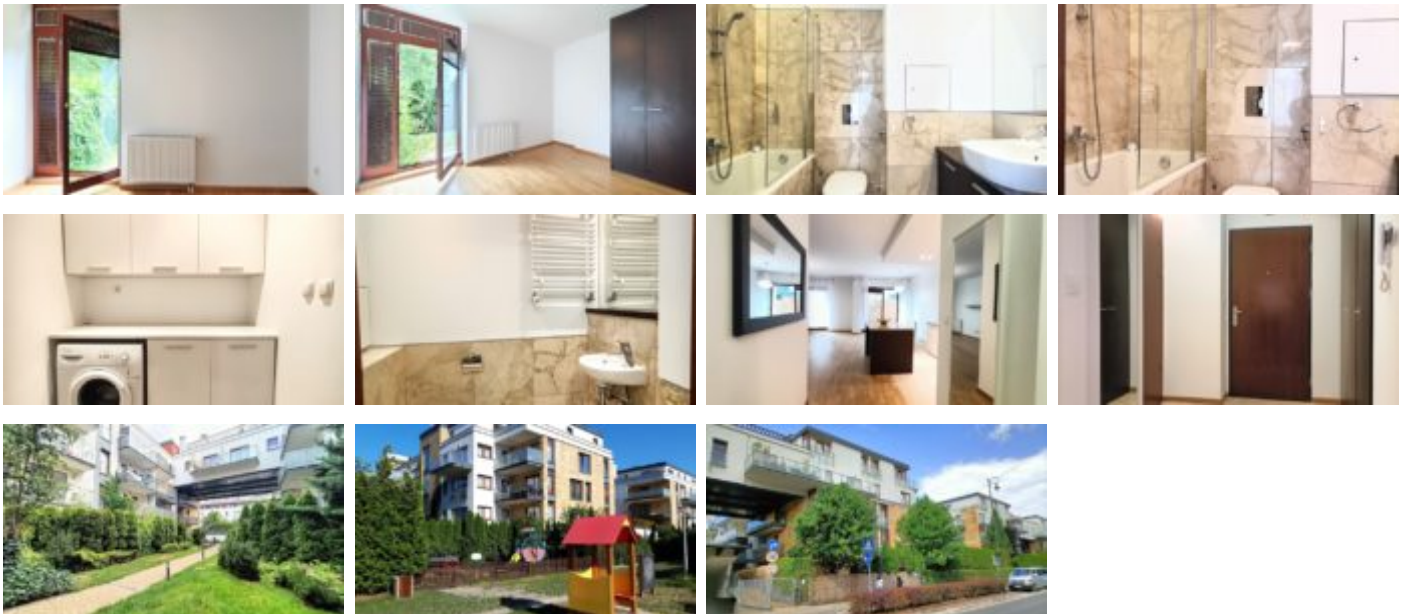
Apartment 89 m²

89 meters | 3 rooms | 0 floor

Sale

Price **1 520 000 PLN**
price for m² **16 928 PLN**





Description:

A large 3-room apartment with a garden and a covered terrace in the very center of Miasteczko Wilanów – within Aura Park, a modern residential complex.

TOWN OF WILANÓW | 89.79 m | SARMATKA | 3 ROOMS + BATHROOM + TOILET + LAUNDRY | TERRACE + GARDEN – 100 meters of additional space | GROUND FLOOR

LOCATION: Aura Park is an elegant housing estate with its own infrastructure: shops, boutiques, lots of manicured greenery and children's play areas. 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, well-planned, 3-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 path and a garden (from Sarmacka Street) – over 100 meters of additional space for recreation.

- very spacious living room with kitchen – 50 m – with a large one with access to its own terrace (roofed)
- kitchen in the annex – with a breakfast island, equipped with kitchen furniture and household appliances, countertops and floors made of natural granite, suspended ceiling with lighting
- bedroom – 14 m – with a balcony window and a wardrobe, with access to the garden
- 2nd bedroom – 16.7 m – with a very large balcony window and a large wardrobe, with access to the garden
- bathroom – 4 m – with a bathtub, finished in a natural stone with a lockable recess for a washing machine
- toilet – 2 m – with a washbasin, also finished in natural stone (entrance from the hall)
- hall with a built-in wardrobe, with a suspended ceiling and specially designed lighting
- room with a washing machine and cabinets – 3 m – large windows in 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 painted, the apartment is in order, ready to move in.

Full ownership with the Land and Mortgage Register. T

he monthly rent for the community with advance payments for utilities is approximately PLN 1,500.

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 Wilanów Palace, the Culture Park in Powsin, the Kabacki Forest, and 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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