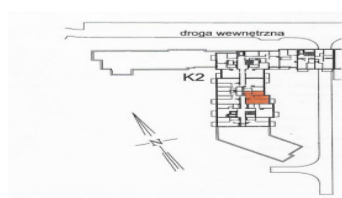
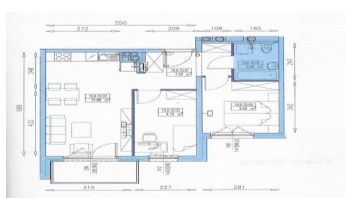


Wysoka,  
**Flat 52 m<sup>2</sup>**

52 metres | 3 rooms | 6 floor

**Sales**

Price **820 000 PLN**  
price per m<sup>2</sup> **15 474 PLN**



**Offer description:**

Południk 17 • K2 Building • Wrocław, Krzyki-Partynice - New apartment • Developer standard

Area 52.67 m<sup>2</sup>  
Rooms 3 rooms  
Floor 6 / 8  
Height 2.57 m  
Balcony ~14.7 m<sup>2</sup>  
Completion Q2 2026

The apartment is in developers standard. Requires full interior furnishing according to your own design. Sale on the basis of assignment of the development agreement.

Orientation: The apartment is located in the K2 building. Living room with kitchenette and balcony facing southeast - morning southern sun and a view of the open space.

Apartment description A unique opportunity to purchase a functional three-room apartment on the 6th floor of the new K2 building in the prestigious Południk 17 investment - one of Archicom most anticipated projects in the south of Wrocław.

The 52.67 m<sup>2</sup> premises offer a well-thought-out layout:  
- spacious living room with kitchenette with direct access to a large balcony,  
- two separate rooms,  
- bathroom with a bathtub and a separate toilet with a shower.

Large glazing provides excellent interior lighting. Room height: 2.57 m.

Room layout:

- Living room with kitchenette — 21.88 m<sup>2</sup> (exit to the balcony, south-east orientation)
- Room 1 — 9.80 m<sup>2</sup>
- Room 2 / study — 9.70 m<sup>2</sup>
- Toilet with shower — 7.29 m<sup>2</sup>
- Bathroom with bathtub — 3.99 m<sup>2</sup>
- Hallway - 7.29 m<sup>2</sup> and a balcony.

Investment: Południk 17 is Archicom flagship investment in the Krzyki district of Wrocław, at Karkonoska Avenue — on a straight axis from the city center. The name refers to the longitude of 17°00.00, which intersects Wrocław at this very point—from the Szymanów airport to the Partynice Horse Racetrack. The general contractor is Budimex, guaranteeing reliability and punctuality.

The development aligns with the 15-minute city concept: everything you need for everyday life is within easy reach.

Estate amenities:

- Smart home: Blue Bolt and Fibaro systems (lighting, access, gates control)
- 24-hour security and monitoring of the external area
- Underground garage in the building (parking spaces available separately - parking space does not belong to the apartment)
- Bicycle room with bike hooks
- Residents Club and chillout room
- Playground for children
- Over 200 trees
- Pergola and neighborhood meeting zones

Location and surroundings: Greenery and recreation

- 850 m from Kleciński Park (playground, outdoor gym, dog run)
- In the vicinity of Południowy Park and Wrocław Horse Racetrack Partynice - a favorite place for runners, a beach bar in the summer.

Transportation:

- Tram to the city center every few minutes - stop right at the exit of the estate
- Partynice PKP station (Koleje Dolnośląskie)
- Al. Karkonoska Street - easy access to the city center and a quick trip south
- Wrocław Bike Station next to the estate.

Infrastructure within walking distance

- Numerous cafes and restaurants, shops, sports facilities, and medical facilities.
- Many playgrounds and educational institutions.
- Wroclavia shopping center accessible by tram (~5.5 km from the center of Wrocław).

Don't hesitate to contact our office.

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

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