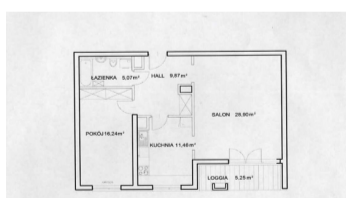
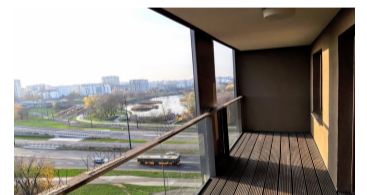


Warszawa, Mokotów  
**Flat 71 m<sup>2</sup>**

71 metres | 2 rooms | 8 floor

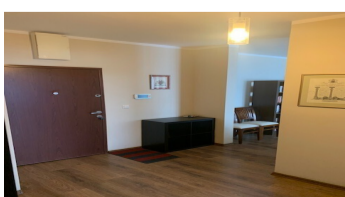
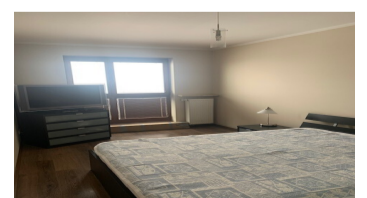
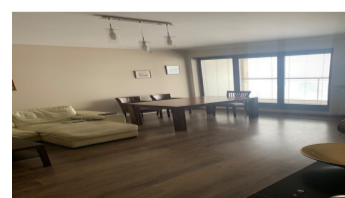
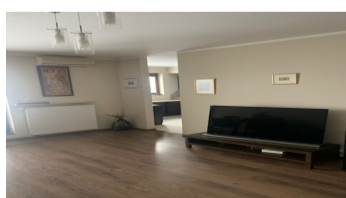
**Sales**

Price **1 380 000 PLN**  
 price per m<sup>2</sup> **19 290 PLN**



ZESTAWIENIE POWIERZCHNI

1 HALL	9,87 m <sup>2</sup>
2 KUCHNIA	11,46 m <sup>2</sup>
3 SALON	28,90 m <sup>2</sup>
4 POKÓJ	16,24 m <sup>2</sup>
5 ŁAZIENKA	5,07 m <sup>2</sup>
SUMA:	71,54 m <sup>2</sup>
6 LOGGIA	5,25 m <sup>2</sup>



## Offer description:

Spacious, 2-room apartment in a modern building with a beautiful panoramic view of the Służewiec Valley and Ursynów.

PUŁAWSKA | MELODY PARK | WALK TO THE METRO | 71.5 m | 2 ROOMS | Loggia | 8TH FLOOR | SOUTH FACING

**BUILDING:** The distinctive Melody Park apartment complex is located on Puławska Street, in Służewiec, in the Mokotów district. This elegant residence was built by developer Marvipol in 2009. It consists of four independent buildings connected by a two-story underground garage. Located right next to the Służewiec Valley, the apartments offer views of the extensive areas surrounding Wyścigi, the Służewiec Valley, Puławska Street, and the Ursynów panorama. The musical names of the surrounding streets led to the development being named Melody Park, and the individual buildings: Etiuda Residence, Villa Sonata, Villa Cantata, and Villa Suita. The development has 24-hour security and two reception desks. Residents can enjoy a gym, sauna, and billiards room within the development. The interior is well-landscaped, and there's a playground for children. The building opens directly onto the green spaces of the Służewiec Valley.

**APARTMENT DESCRIPTION:** A large, spacious 2-room apartment located on the 8th floor of a modern apartment building with a loggia. Finished and equipped with appliances, the apartment offers panoramic views of the Służewiec Valley, Ursynów, and Wyścigi.

- A living room connected by a clear window to the bright kitchen, with a large balcony window and access to a spacious covered loggia, equipped with a sofa, coffee table, and bookcase.
- A fully equipped, modern kitchen with a window - refrigerator, dishwasher, stove, oven, and washing machine.
- A separate bedroom with a large wall-mounted wardrobe.
- A comfortable, large bathroom with a bathtub.
- A large, covered balcony with a beautiful view.

A parking space in the underground garage is available for PLN 50,000.

The apartment is fully owned. The land and mortgage register is free of encumbrances.

The current community rent is PLN 1,070.

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

**SURROUNDINGS:** Next to the estate is the extensive green space of the Służewiecka Valley, with walking and cycling trails, and a children's playground. Next door is the Służewiec Cultural Center, beautifully integrated into the greenery. The SŁUŻEW Metro Station is a 5-minute walk away. Nearby, you'll find a full range of services, including numerous shops, schools, kindergartens, clinics, the Land shopping center, and a large market on Wałbrzyska Street.

**TRANSPORTATION:** Melody Park is located directly next to a major transportation hub - Puławska / Dolina Służewiecka. The metro station is a short walk away, and numerous tram and bus lines run right next to the building.

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**You are interested in this property  
contact us for an appointment.**

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**Send a message**  
**info@warsawproperties.pl**