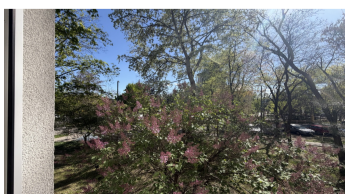


Warszawa, Śródmieście  
**Flat 45 m<sup>2</sup>**

45 metres | 3 rooms | 1 floor

**Sales**

Price **890 000 PLN**  
price per m<sup>2</sup> **19 475 PLN**





## Offer description:

AFTER RENOVATION, COMFORTABLE AND ELEGANT 3-ROOM APARTMENT | 48 m<sup>2</sup> | CZERNIAKOWSKA STREET | LOGGIA

Very bright and functional apartment after a general renovation, fully furnished and equipped – requires no financial outlays. Located on the 1st floor. Also ideal for investment purposes.

This property is located in a quiet estate at 157 Czerniakowska Street surrounded by beautiful Ujazdów.

### PROPERTY DETAILS:

- Location: Śródmieście
- Address: 157 Czerniakowska Street
- Area: 48.13 m<sup>2</sup>
- Rooms: 3
- Loggia
- Floor: 1 of 5.
- Parking: plenty of public parking spaces around. Possibility to rent a parking space from the Housing Cooperative.
- Condition: Fully furnished and equipped, after a general renovation. The apartment includes a basement.
- Monthly administration fee with advance payments: approx. PLN 800
- Full ownership with land and mortgage register, possibility of purchase on credit
- Nearby: shops, services, lots of greenery, intimate atmosphere.

### KEY FEATURES OF THE APARTMENT:

- Functional layout – living room, 2 bedrooms, kitchen with a window, bathroom.
- Two-sided, spacious apartment.
- Living room: Bright and spacious space with large windows and direct access to the balcony. Modernly furnished.
- Kitchen: Separate, well-lit kitchen fully equipped with cabinets and appliances.
- Bedrooms: Large bed, wardrobe, and chest of drawers
- Hallway: Equipped with a large wardrobe
- Bathroom: Functional bathroom with a shower. A great investment – attractive location and optimal room layout increase the rental potential.

### EXCELLENT LOCATION AND TRANSPORT CONNECTIONS:

- Wonderful green areas surrounding the building – within walking distance are the Łazienki Park with iconic attractions such as the Palace on the Water, the Belweder Palace, and the Chinese Garden. To the east of the building, on Bartycka Street, lies the unique Akcja Burza Park (formerly Warsaw Uprising Park) – a historical park with a monument, wild terrain, lush vegetation, and a very well-equipped playground.
- Public transport: bus (Szwolężerów stop) and tram lines, as well as the metro (Wilanowska station), make it easy to travel around Warsaw.
- Just a few hundred meters east of the building lies the wild, unregulated bank of the Vistula River in the Czerniaków and Siekierki area. This is one of the last stretches of the river within Warsaw where the Vistula has retained its natural, untamed character
- A vibrant area with numerous restaurants, shops, schools, kindergartens, and medical facilities.

PRICE AND CONTACT INFORMATION: This unique apartment is the perfect choice for those seeking a prime location, move-in-ready condition, and a reasonable price. For more details and to schedule a private viewing, contact us today!

As a real estate agency, we charge a commission for our brokerage 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.

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

**Call us  
+48 537 500 745**

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