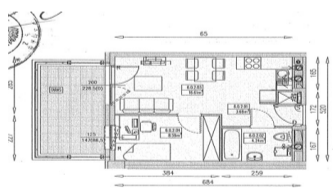
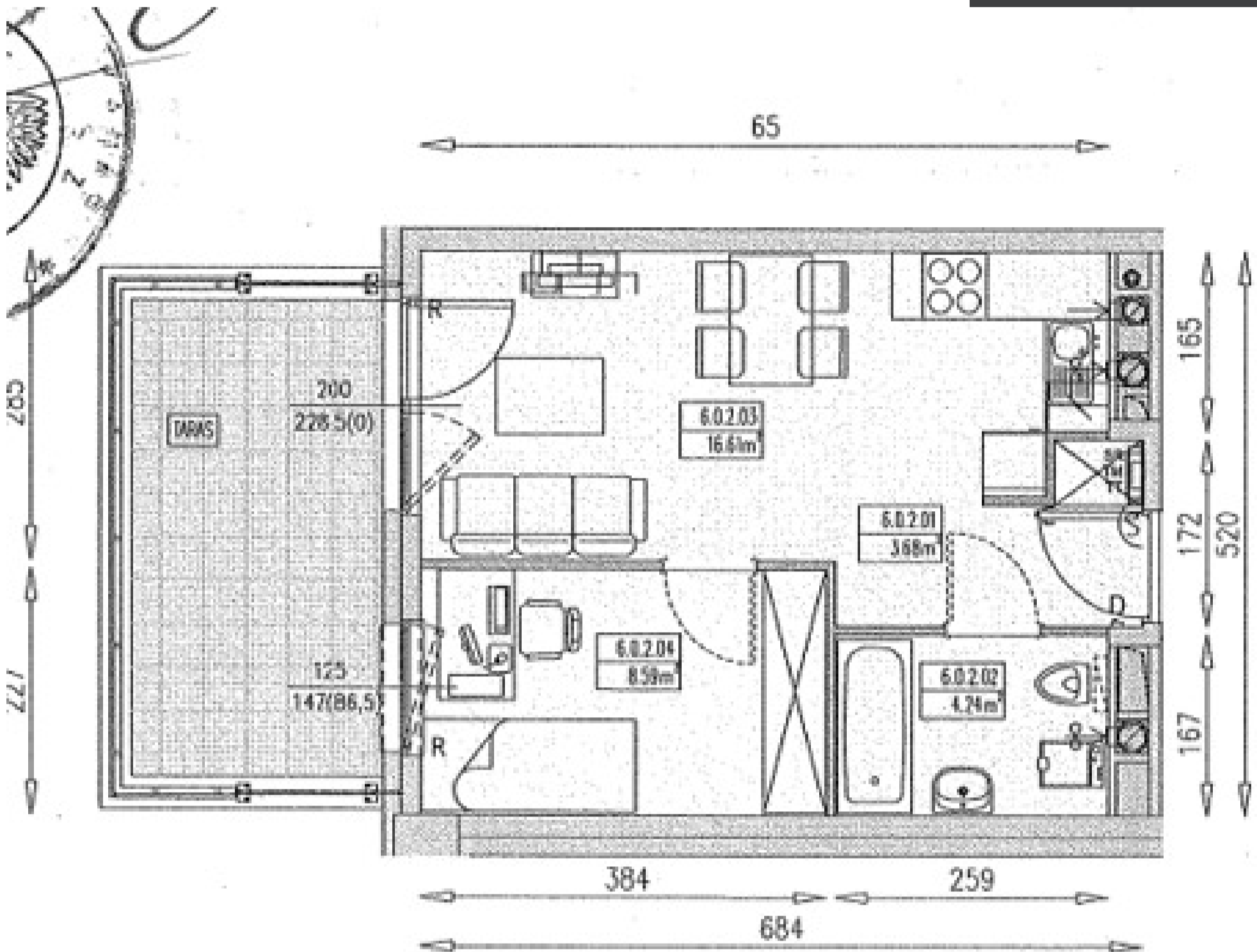


Wrocław, Wrocław-Krzyki  
**Flat 33 m<sup>2</sup>**

33 metres | 2 rooms | 0 floor

**Sales**

Price **510 000 PLN**  
price per m<sup>2</sup> **15 399 PLN**



### Offer description:

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

Apartment K2-6/0/2/2a — 33.12 m<sup>2</sup> — 2 rooms — Ground floor

Area: 33.12 m<sup>2</sup>  
Rooms: 2 rooms  
Floor: Ground floor  
Ceiling height: 2.57 m  
Terrace: ~22.85 m<sup>2</sup>  
Completion: Q2 2026

The apartment is offered in developer standard. Full interior fit-out according to the buyer's own design is required.  
Sale by assignment of the developer agreement.

Orientation: The apartment is located in building K2. The living room with kitchen area and the terrace face south-west — afternoon sunlight and an open-space view.

#### Apartment Description

A unique opportunity to acquire a functional 2-room ground floor apartment in the new building K2 in the prestigious Południk 17 development — one of Archcom's most anticipated projects on the southern side of Wrocław.

The 33.12 m<sup>2</sup> apartment offers a well-thought-out layout:

- a spacious living room with open kitchen area and direct access to a large terrace,
- a separate bedroom,
- a bathroom with a bathtub,
- an entrance hall.

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

Room Layout:

- Living room with kitchen area (6.0.2.03) — 16.61 m<sup>2</sup> (access to terrace)
- Bedroom (6.0.2.04) — 8.59 m<sup>2</sup>
- Entrance hall (6.0.2.01) — 3.68 m<sup>2</sup>
- Bathroom (6.0.2.02) — 4.24 m<sup>2</sup>
- Terrace — ~22.85 m<sup>2</sup>

The Development:

Południk 17 is Archcom's flagship investment in Wrocław's Krzyki district, on Al. Karkonoska — in a straight line from the city centre. The name refers to the 17°00'00 longitude line that crosses Wrocław at this very location — from Szymanow Airport to the Partynice Horse Racing Track. The general contractor is Budimex — a guarantee of quality and on-time delivery.

The estate is designed around the 15-minute city concept: everything you need on a daily basis is right at your doorstep.

Estate Amenities:

- Smart home: Blue Bolt and Fibaro systems (lighting, access, gate control)
- 24/7 security and external area monitoring
- Underground parking garage in the building (parking spaces available separately)
- Bicycle storage with hooks
- Residents' Club and chillout room
- Children's playground
- Over 200 trees and many other plantings
- Pergola and neighbourhood meeting areas

Location & Surroundings:

Green spaces & recreation:

- 850 m from Kleciński Park (playground, outdoor gym, dog run)
- Adjacent to Southern Park and the Wrocław Partynice Horse Racing Track

Transport:

- Tram to the city centre every few minutes — stop just outside the estate
- Partynice PKP railway station (Lower Silesian Railways)
- Al. Karkonoska — direct route to the centre and fast access south
- Wrocław Rower bike-share station on site

Infrastructure within walking distance:

- Numerous cafés and restaurants, shops, sports facilities and medical centres.
- Many playgrounds and educational institutions.
- Wroclavia shopping centre accessible by tram.

Please feel free to contact our office.

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

This listing is for informational purposes only and does not constitute an offer within the meaning of Article 66 § 1 of the Civil Code.

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

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**Send a message  
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