Warszawa, Mokotów

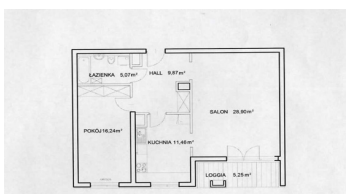
Flat 71 m²

71	2	2
metres	rooms	floor

Sales

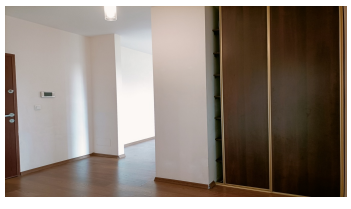
Price **1 349 000 PLN**

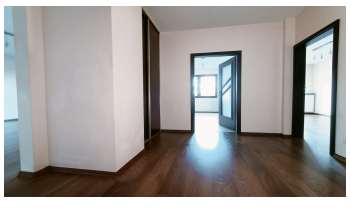
price per m² **18 804 PLN**

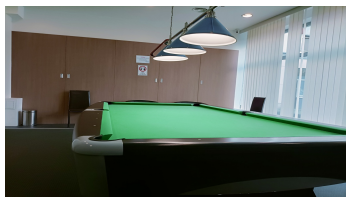


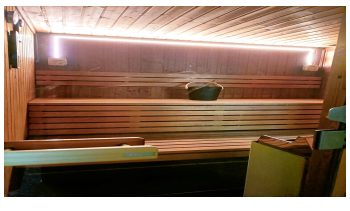
ZESTAWIENIE POWIERZCHNI:

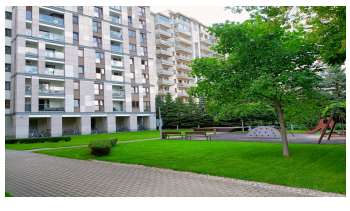
1	HALL	9,87 m²
2	KUCHNIA	11,46 m²
3	SALON	28,90 m²
4	POKÓJ	16,24 m²
5	ŁAZIENKA	5,07 m²
	SUMA:	71,54 m²
6	LOGGIA	5,25 m²











Offer description:

Spacious, 2-room apartment in a modern building, with a beautiful view of the greenery of the Służewiecka Valley.

PUŁAWSKA | MELODY PARK | WALKING DISTANCE TO THE METRO | 71.7 m² | 2 ROOMS | Loggia | 2nd FLOOR | SOUTH-FACING

BUILDING: The distinctive Melody Park apartment complex located on Puławska Street, in Służewiec, in the Mokotów district. This elegant residence was built by the developer Marvipol in 2009. It consists of four independent buildings connected by a two-level underground garage. Its location right by the Służewiecka Valley means the apartment windows offer views over the extensive grounds around the Racetrack, the Służewiecka Valley, Puławska Street, and the Ursynów skyline.
The musical names of the surrounding streets inspired the development’s name, Melody Park, with the individual buildings named Etiuda Residence, Villa Sonata, Villa Cantata, and Villa Suita. The estate has 24-hour security and two reception desks.
On the estate, for residents only:

billiard room
gym
sauna
The grounds are nicely landscaped, with a playground for children. The building exit leads directly onto the green areas of the Służewiecka Valley.

APARTMENT DESCRIPTION: a large, well-laid-out 2-room apartment located on the 2nd floor of a modern apartment building, with a loggia. Finished and equipped with household appliances. The apartment offers a panoramic view of the Służewiecka Valley, Ursynów, and the Racetrack.

Living room connected by an opening to a bright kitchen, with a large balcony window and access to a spacious, covered loggia
Fully equipped kitchen with a window – refrigerator, dishwasher, stove, oven, washing machine
Separate bedroom
Comfortable, large bathroom with a bathtub
Large balcony, covered, with a beautiful view

Parking space in the underground garage included in the price for 60,000 PLN.
The apartment is full ownership. Land and mortgage register free of encumbrances.
The current fee to the Homeowners’ Association is 1,070 PLN.
As a real estate agency, we charge a commission fee for our brokerage 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.

NEIGHBORHOOD: Next to the estate is the extensive green area of the Służewiecka Valley, with walking trails and bike paths, and a children’s playground. Nearby is the Służew Cultural Center, beautifully integrated into the greenery. A 5-minute walk to SŁUŻEW Metro station. Full service infrastructure nearby, including numerous shops, schools, kindergartens, clinics, the Land shopping center, and a large market on Wałbrzyska Street.

TRANSPORT: Melody Park is located directly at a major transport hub – Puławska / Służewiecka Valley. Walking distance to the metro station, with numerous tram and bus lines right by the building.

You are interested in this property

contact us for an appointment.

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