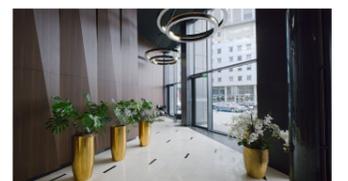


Warszawa, Wola
Flat 54 m²

54 metres | 3 rooms | 11 floor

Rental

Price **7 800 PLN**
price per m² **144 PLN**





Offer description:

Comfortable, new, air-conditioned, 3-room apartment in the newest part of a prestigious apartment building in the center of Warsaw, located on the 11th floor, with large windows and a nice, peaceful view.

MENNICA RESIDENCE | AIR CONDITIONING | FULLY EQUIPPED | GRZYBOWSKA | MIRÓW | 11TH FLOOR | NEW 3-ROOM APARTMENT (2 SEPARATE BEDROOMS) | LOGGIA | VIEW OF THE CENTER OF WARSAW

The apartment is available from May 1st, viewings can be arranged by appointment.

BUILDING: Mennica Residence is a representative complex of modern residential buildings, situated along a pedestrian walkway with an internal courtyard. It is located in the heart of the city, in the new business center, within the block of **Grzybowska, Żelazna, Pereca, and Waliców streets**. The ground floor houses the main entrance lobby and the entrance to the fitness center, located on the first floor and featuring its own relaxation terrace facing the internal courtyard.

The apartment is located in the newest part of the estate (stage 2), completed in 2020.

FITNESS AREA for residents: fully equipped gym, squash and basketball courts, dry and wet saunas, and a jacuzzi. **Additionally, there are club rooms:** a children's playroom, a cinema/conference room, and a massage room.

APARTMENT DESCRIPTION: This comfortably furnished and fully equipped apartment is located on the 11th floor. This corner apartment features a covered loggia, large windows, and beautiful views of the inner part of the estate and the city center. The apartment is equipped with everything you need for everyday living, including a kitchenette equipped with new appliances, a modern bathroom with a washing machine, and two separate, fully equipped bedrooms.

The apartment consists of:

- A two-sided living room with access to the loggia, with large windows, connected to a comfortable kitchenette with a refrigerator, dishwasher, oven, and electric cooktop. The living room features a fold-out sofa bed, coffee table, and large TV. The dining area includes a table with four chairs. The living room has new air conditioning, curtains, and blinds.
- Fully equipped kitchenette with plenty of storage space - dishwasher, fridge, freezer, electric hob
- Master bedroom - with a double bed, equipped with a large wardrobe and bedside tables, air-conditioned.
- Smaller bedroom - with a single bed (with an additional pull-out mattress if needed) and a spacious wardrobe
- Modern bathroom with shower and washing machine
- Toilet in the hallway
- Hallway with wardrobe and mirror

There are many wardrobes and storage spaces in the apartment - wardrobes in the bedrooms, a wardrobe in the hall, cabinets in the bathrooms, numerous cabinets in the kitchen.

The apartment has large windows, which ensure optimal lighting of the rooms (windows overlooking the inner part of the estate) - it is quiet and bright (south and west windows).

RENTAL COST : PLN 7,800/month. The price includes access to the fitness area and club areas.

Additionally, the tenant pays:

- administrative fee and advance payments for water, heating, garbage collection - approx. PLN 1,450.
- parking space in the underground garage and storage unit - PLN 500

Electricity paid according to consumption. Security deposit: PLN 1 monthly rent.

Occasional lease agreement.

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

LOCATION : The Mennica Residence building complex is located at the intersection of Grzybowska and Żelazna streets, adjacent to the city center and Warsaw's new business hub. This part of the city is one of the most dynamically developing urban areas in both Poland and Europe. Approximately 750,000 square meters of premium office, hotel, and retail space is being developed in the immediate area. Numerous international headquarters are within walking distance, including Citbank, Standard & Poor's, JP Morgan, EY, MCKINSEY, Deloitte, L'OREAL, and WeWork.

NEIGHBORHOOD : The building is surrounded by a vibrant district with numerous restaurants, cafes, and shops. European Square, Warsaw Brewery, and the Hilton Hotel are all within walking distance. Slow food and fine dining enthusiasts will appreciate the proximity of numerous restaurants, cafes, and bars in the revitalized Norblin Factory. This modern urban space boasts numerous shops, restaurants, cafes, a food hall, an organic market, a boutique cinema, and an open-air museum commemorating the history of the area. Services, clinics, preschools, and schools are all within walking distance.

COMMUNICATION : close to public transport - entrance to the nearest

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

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+48 537 500 745**

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