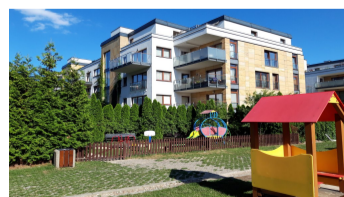
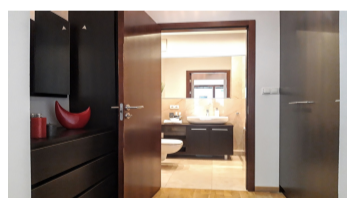
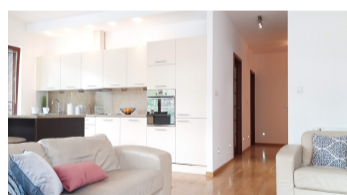


Warszawa,  
**Flat 104 m<sup>2</sup>**

104 metres | 3 rooms | 1 floor

**Rental**

Price **6 200 PLN**  
price per m<sup>2</sup> - **PLN**



**Offer description:**

A large, elegant apartment in the very center of Miasteczko Wilanów – within Aura Park, a modern residential complex. WILANÓW CITY | 104 m | SARMACKA | 3 ROOMS | 2 BATHROOMS | BALCONY | 1ST FLOOR | FURNISHED LOCATION: Aura Park is an elegant development with its own infrastructure: shops, boutiques, a children's playground, and abundant landscaped greenery. Located in the heart of Wilanów, at the intersection of Klimczaka and Sarmacka Streets, the residential complex features beautifully landscaped, green patios (with ponds). The development has a 24-hour reception desk, security, and constant monitoring. The modern building complex, with a facade finished in sandstone, wood, and

aluminum, creates a comfortable living space. APARTMENT DESCRIPTION: Quiet, comfortable, 3-room apartment, finished according to an individual design, with spacious wardrobes and an elegant kitchen with an island. – a large, bright living room combined into one space with a dining room and kitchenette, with large windows facing east – kitchen with a breakfast island , equipped with kitchen furniture and household appliances, countertops and floors made of natural granite, suspended ceiling with lighting – a large bedroom with access to a large, covered balcony , with a balcony window, equipped with a double bed with a mattress, cabinets, with a private bathroom and a wardrobe – 2nd bedroom with a window , equipped with a large wardrobe (built-in) – bathroom with bathtub, finished in natural stone (entrance from the large bedroom) – second bathroom with shower , also finished in natural stone (entrance from the hall) – hall with two built-in wardrobes, suspended ceiling and specially designed lighting – utility room with washing machine and numerous cupboards accessible from the hall The apartment includes 2 parking spaces in the underground garage (platform) – at the price of PLN 300/month Rental price: PLN 6,200/month Administrative rent, heating, advance payments for water, garbage collection – PLN 2,070/month Parking spaces in the underground garage – PLN 300/month Electricity and water above the flat rate are charged based on consumption. Minimum rental period: 12 months. One month deposit. As a real estate agency, we charge 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. NEIGHBORHOOD: Aura Park is a modern residential complex located in the heart of Wilanów Town , near numerous walking and cycling paths at the intersection of Sarmacka and Klimczaka Streets. The town offers residents full urban infrastructure – numerous restaurants, cafes, services, medical centers, a Medicover hospital, cultural centers, schools, preschools, and nurseries. Attractive recreational areas are nearby, including Wilanów Park and Palace, the Powsin Cultural Park, Kabacki Forest, and Czerniakowskie Lake. Wilanów is one of the most dynamically developing districts of Warsaw, offering comfortable living and relaxation after work. TRANSPORT : Miasteczko Wilanów is well connected to the center of Warsaw, both by car and public transportation. The Warsaw bypass, currently under construction, will improve access to other districts of the city. Bus stops are located near Aura Park. A fast tram line along Sobieskiego Street provides convenient connections to the metro and the entire Mokotów district.

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