

Warszawa, Praga-Południe
Flat 33 m²

33 metres | 1 rooms | 3 floor

Rental
Price 3 200 PLN
price per m² 96 PLN



Offer description:

LOFT APARTMENT | ROOFED LOGGIA – 3.5 M | 33.4 M | NEW, COMFORTABLE FURNISHINGS | NEW APARTMENT BUILDING | SOHO FACTORY | FULLY EQUIPPED
The apartment is available from September 1st, viewings can be arranged by appointment.

LOCATION: The Żupnicza 18 apartment building is located in the central part of Old Praga, in a well-connected area. Right next to the avant-garde Soho Factory and close to the Warszawa Wschodnia Railway Station. The Neon Museum and SWPS University of Social Sciences and Humanities are just a few hundred meters away.

The area around Soho Factory has been undergoing intensive revitalization in recent years. New housing developments blend seamlessly into the panorama of Old Praga, creating a dynamic and contrasting space. Soho Factory is an avant-garde space for culture and business. Post-industrial buildings have been transformed into artistic spaces, retaining their loft character. Trendy clubs, restaurants, galleries, theaters, and cinemas operate here. Numerous events are organized, offering something for everyone.

BUILDING: A newly constructed residential building (with an elevator) on Żupnicza Street, in the Soho by Yareal development, scheduled for completion in 2021. The building next door houses a grocery store, and the development also includes a playground for children. SOHO 18 has been awarded a BREEAM (final) Very Good rating.

APARTMENT DESCRIPTION: Stylish, functional studio, furnished in LOFT style with a separate bedroom, located on the 3rd floor, with a covered loggia (3.5 m), overlooking the inner areas of the estate, in a new building, which is part of the Soho by Yareal estate.

This modern apartment is functionally designed and crafted from carefully selected materials. You'll find everything you need for everyday living, including a fully equipped kitchenette, a comfortable bedroom, and a cozy bathroom with a washing machine.

- Living room: sofa, coffee table, table with chairs, TV cabinet
- Kitchen: induction hob, oven, fridge with freezer, dishwasher
- Bedroom: double bed, spacious wardrobe, bedside tables with lamps
- Bathroom: large shower, sink, toilet, washing machine

Rental price: PLN 3,000/month.

Administrative rent, heating and water advances – approx. PLN 580

Deposit: PLN 3,700. 12-month lease.

The tenant pays for electricity according to consumption and any underpayments resulting from water and heating consumption (settled once a year based on settlements from the administration).

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.

DISTRICT: Nearby, there are many shops for everyday shopping, as well as the Różycki Bazaar and Galeria Wileńska shopping center. Numerous kindergartens and schools are also nearby. The Praga Medical Center operates on Brzeska Street, in the building of a former railway hospital. The immediate neighborhood offers many interesting places to relax. There's an indoor swimming pool with a lap pool nearby. In summer, a short stroll takes you to the Vistula beach and trendy clubs like La Playa, Plażowa, and Temat Rzeki, or to the vibrant Żąbkowska Street with its atmospheric pubs. You can also spend time in one of the two parks: Skaryszewski or Praski, or take a trip to the zoo.

TRANSPORT: Nearby bus stops (Chodakowska 01) – lines 123, 173, and 202 provide convenient access to the Stadion Narodowy metro station. The nearest tram stop (Gocławska) is 850 meters from the apartment. Stadion Narodowy metro station is a 20-minute walk away.

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

**Call us
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**Send a message
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