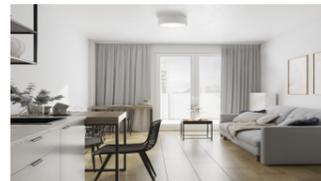
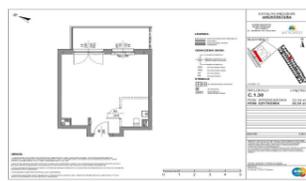


Warszawa, Białołęka  
חשב 33 m<sup>2</sup>

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מירטמ | מירדח | המוק

תורכמ

ריחמ 509 200 PLN  
מ<sup>2</sup> הדיחיל ריחמ 15 273 PLN



## העצה רואית:

IDEAL INVESTMENT - SERVICE PREMISES IN A NEW INVESTMENT - PLANNED COMPLETION DATE: Q1 2027 - OWNERSHIP WITH A SEPARATE LAND AND MORTGAGE REGISTER For sale commercial premises in developer's standard, located in the new MyForest investment carried out by the renowned developer Aurec Home. Possibility of turnkey finishing and using the long-term lease management option. MODLIŃSKA | BIAŁOŁĘKA | NEW INVESTMENT WITH OWN FOREST AND RECREATIONAL AREAS | 1ST FLOOR | WESTERN EXPOSURE | LARGE ARRANGEMENT POSSIBILITIES | SERVICE PREMISES FOR SALE DESCRIPTION OF PREMISES: Commercial premises located on the first floor of the building, with eastern exposure. The advantageous layout provides great arrangement possibilities - both in terms of investment (e.g. office, rental) and utility. The premises will have a balcony and large windows providing good lighting. - It will be delivered in developer standard - with a complete set of connections, ready to be finished according to your own design. - The announcement presents a visualization of the possible finishing standard - ask for an arrangement and furniture offer! - Planned date of receipt of the premises: Q1 2027. - The premises are separate property - they will have a separate Land and Mortgage Register. - Purchase with 23% VAT (to be added to the given price). - There is a possibility of recovering VAT. - Guarantee of the same price as the developer. - No commission for the buyer. ADVANTAGES: • attractive location and investment potential • possibility of choosing a turnkey finishing package • option of signing a lease agreement with an experienced operator BUILDING: intimate, modern apartment and service building constituting part of the My Forest residential complex in Białołęka, at 342 Modlińska Street. The project combines modern architecture with functionality, offering a high standard of common parts. ESTATE: the building is part of the My Forest estate. The project consists of 3 intimate residential buildings with underground parking. Recreational areas have been planned on the estate: - Playground for children. - Trampolines and outdoor exercise equipment. - Relaxation areas with a pergola, table and benches. - Illuminated walking path around the estate and the forest, ideal for daily walks and relaxation. Additionally, the investment will be equipped with pro-ecological solutions - i.e. heat pumps, which will reduce heating costs for the common parts of the estate. These pumps will be powered by photovoltaic panels installed on the roofs of all buildings. This is a proposition for those who want to combine the comfort of living in the city with proximity to nature. LOCATION: Białołęka, Modlińska Street 342. Good public transport, easy access to the center and access to green areas and

**הז סכנב ןיינועמ התא םאה**  
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