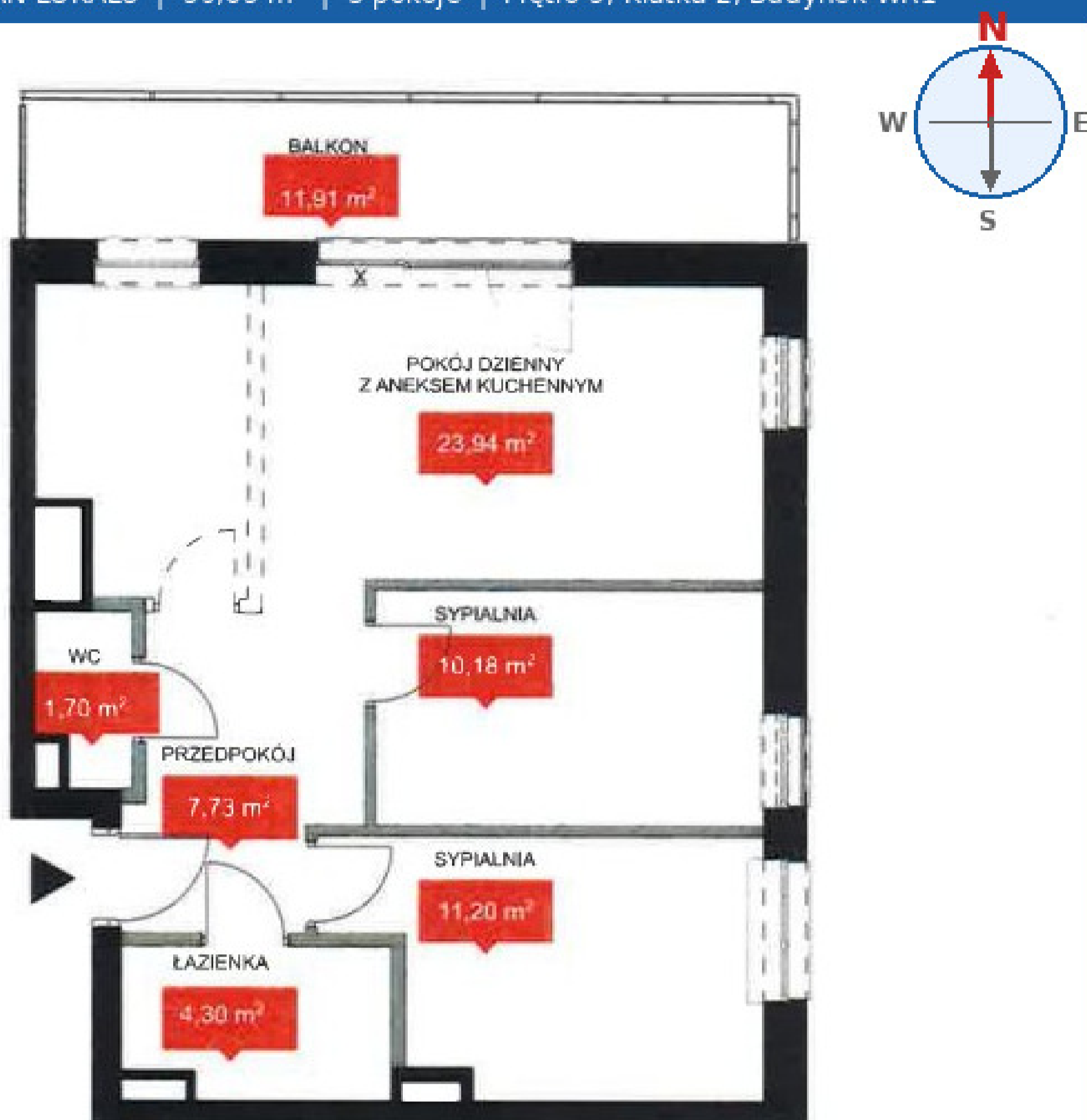


Wrocław, Wrocław-Psie Pole
חוטש 59 m²

59 מירטמ | 3 מירדח | 5 המוק

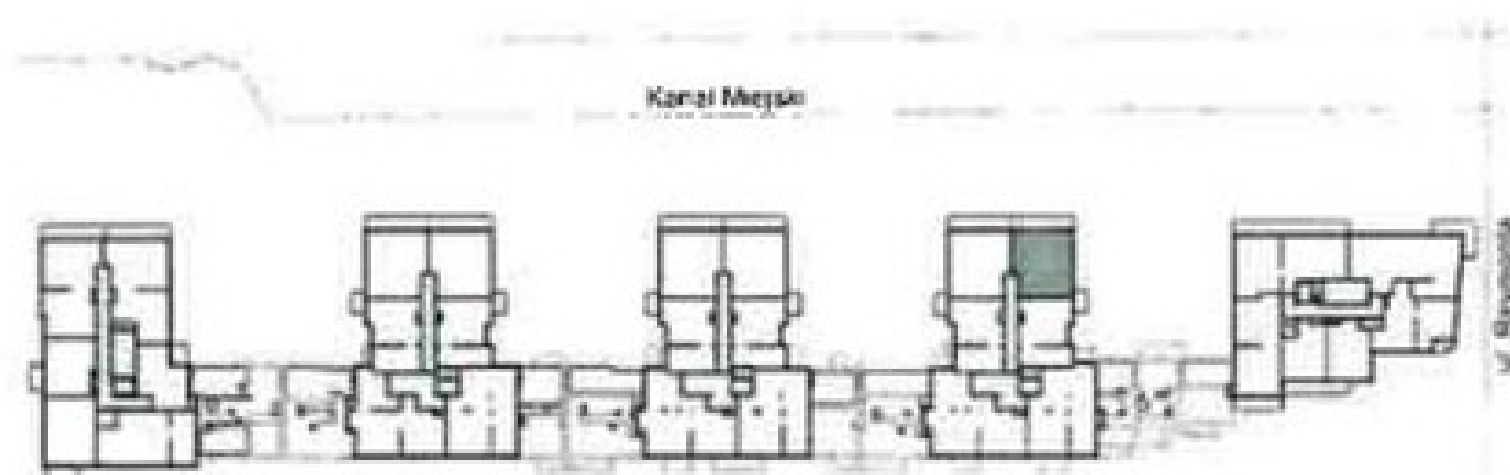
תורכמ

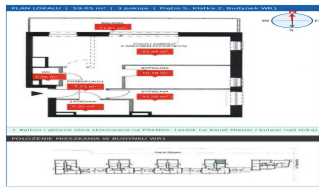
ריחמ 1 265 000 PLN
מ² הדיחיל ריחמ 21 423 PLN



↑ Balkon i główne okna skierowane na PÓŁNOC (widok na Kanał Miejski / bulwar nad Odrą)

POŁOŻENIE MIESZKANIA W BUDYNKU WR1





העצה רואית:

Spacious 3-bedroom apartment by the Oder River - Przystań Reymonta
ul. Władysława Reymonta, Kleczków, Wrocław · 5th floor · balcony 11.91 m²

We are offering a functional 3-bedroom apartment with a usable area of 59.05 m² in the prestigious Przystań Reymonta development by Archicom. The unit is located on the 5th floor (building WR1, staircase 2), providing excellent exposure and privacy. The apartment comprises a spacious living room with open-plan kitchen, two bedrooms, a bathroom, a WC and a hallway. The apartment comes with an 11.91 m² balcony — the perfect spot to relax with a view of the Municipal Canal. The price includes the Archicom Smart starter package — modern smart home solutions from day one.

PROPERTY DETAILS

Usable area: 59.05 m²
Number of rooms: 3 (living room + kitchenette + 2 bedrooms)
Floor: 5th (building WR1, staircase 2)
Orientation: North
View from windows: Municipal Canal / Oder riverside boulevard
Balcony: 11.91 m² (facing the Municipal Canal)
Ceiling height: 260-280 cm
Finish standard: Developer standard + Archicom Smart starter package
Handover date: Q4 2026
Sale type: Assignment of developer agreement
Underground parking space - additional cost PLN 50,000

ROOM LAYOUT

- Living room with open-plan kitchen - 23.94 m²
- Bedroom 1 - 11.20 m²
- Bedroom 2 - 10.18 m²
- Balcony - 11.91 m²
- Bathroom - 4.30 m²
- WC - 1.70 m²
- Hallway - 7.73 m²

Total usable area: 59.05 m²

EXPOSURE & VIEWS

- Apartment orientation: NORTH (as shown on the floor plan compass)
- Windows and balcony face the Municipal Canal on ul. Reymonta
- Direct view of the walking and cycling boulevard along the Municipal Canal
- 5th floor guarantees an unobstructed view above the surrounding buildings and boulevard trees
- Close to the Oder River - panoramic riverside views from the shared rooftop terrace (8th floor)
- Green spaces and water visible from the apartment - exceptional landscape qualities

ABOUT THE DEVELOPMENT - PRZYSTAŃ REYMONTA

Przystań Reymonta is a prestigious development by Archicom S.A. (Echo Group), located at ul. Władysława Reymonta in the Kleczków district of Wrocław. The modern complex with cascading facades is being built in the first row of buildings along the Oder River, creating a new city quarter with an outstanding infrastructure offering.

Key development facts:

- 4-phase development comprising approx. 850 apartments in total
- Building WR1 - 10-11 above-ground floors, 2 underground levels
- Cascading architecture with a modern facade
- Phase I completion: Q4 2026
- Commercial units on ground floors (café, bakery and others)
- Underground car park with electric vehicle charging stations
- 4 green inner courtyards (~200 m² each)
- Over 300 metres of riverside walking and cycling promenade along the Oder
- Rooftop viewing terrace (8th floor)
- Children's zone in building WR1 + 2 playgrounds
- Outdoor relaxation area with book exchange and hammocks
- Archicom Smart starter package (smart home) included in the price
- Community Mobility Hub: e-bikes, passenger car, cargo van for residents
- App-based access to shared areas
- Parcel collection point, bicycle storage room

TRANSPORT & CONNECTIVITY

- Bus stop: 1 minute on foot
- Tram stop: approx. 12 minutes on foot
- Wrocław Nadodrze railway station: approx. 1 km (walking)
- Wrocław Szczepin railway station: nearby
- Wrocław city centre (Market Square): 2.6 km / approx. 7 minutes by car
- Osobowicki Bridge connecting Kleczków to the city centre: immediately adjacent

- Cycling path along the Municipal Canal: 1 minute
- Inner ring road and E-67 route: within easy reach

SURROUNDINGS & INFRASTRUCTURE

The area around the development is rich in green spaces and recreational facilities. Stanisław Staszic Park is located approx. 10 minutes away on foot, and Sybiraków Square lies directly adjacent to the estate. Słodowa Island – one of the most beloved spots in Wrocław – is just 1.5 km away. The Oder riverside boulevard and an extensive cycling network run right alongside the development, while a sports pitch with court and an outdoor gym are both within approx. 500 m.

Day-to-day shopping is extremely well catered for. A Żabka convenience store is just 200 m from the building, a Lidl supermarket is reachable in approx. 4 minutes by car, and a Biedronka in approx. 5 minutes. For larger shopping trips, Galeria Dominikańska is approx. 14 minutes away by car.

Families with children will appreciate the excellent choice of schools nearby. Primary School No. 50 and Nursery School No. 21 are both within approx. 600 m, with Nursery Schools No. 126 and No. 149 also close by. Older students can attend two renowned secondary schools: High School No. III and High School No. X.

ASSIGNMENT OF DEVELOPER AGREEMENT – KEY INFORMATION

- The seller is a party to a developer agreement concluded with Archicom S.A.
- The buyer assumes all rights and obligations arising from that agreement
- The transaction requires the developer's consent or is carried out in accordance with the terms of the agreement
- Until the title transfer agreement is signed: the unit does not yet have an established land and mortgage register

We warmly invite you to contact our office.

As a real estate agency, we charge a brokerage commission for our intermediary services.

This listing is for informational purposes only and does not constitute an offer within the meaning of Article 66 § 1 of the Polish Civil Code.

הז סכנב ויינועמ התא סאה

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