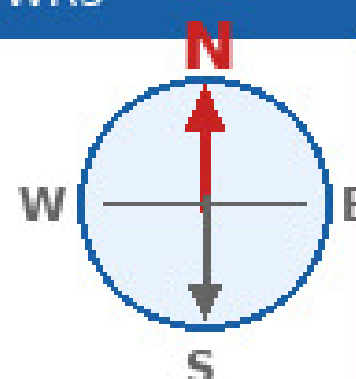


Wrocław, Wrocław-Psie Pole
חוטש 42 m²

42	3	3
מירטמ	מירדח	המוק

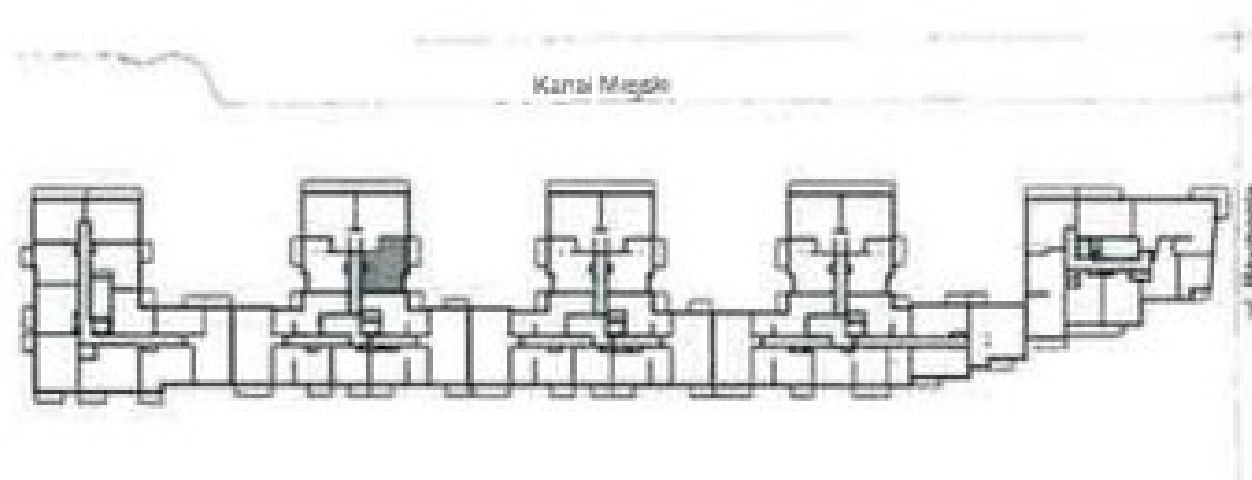
תורכמ

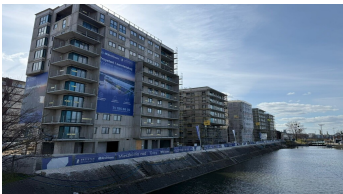
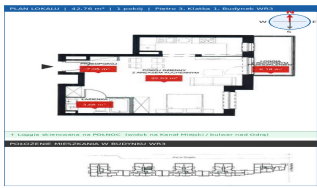
ריחמ 830 000 PLN
מ² הדיחיל ריחמ 19 411 PLN



↑ Loggia skierowana na PÓŁNOC (widok na Kanał Miejski / bulwar nad Odrą)

POŁOŻENIE MIESZKANIA W BUDYNKU WR3





העצה רואית:

Functional 1-room apartment by the Oder River – Przystań Reymonta
ul. Władysława Reymonta, Kleczków, Wrocław · 3rd floor · loggia 6.18 m²
We offer a functional 1-room apartment with a usable area of 42.76 m² in the prestigious Przystań Reymonta development by Archicom. The unit is located on the 3rd floor (building WR3, staircase 1), offering a comfortable layout and privacy. The apartment consists of a spacious living room with an open-plan kitchen, a bathroom and an entrance hall. The apartment comes with a 6.18 m² loggia with a sliding glass enclosure, facing east — with a view of the City Canal and the Oder riverside promenade. The starting Archicom Smart package — modern smart home solutions from day one — is included in the price.

PROPERTY DETAILS

Usable area: 42.76 m²

Number of rooms: 1 (living room with open-plan kitchen)

Floor: 3rd (building WR3, staircase 1)

Orientation: East

View: City Canal / Oder riverside boulevard

Loggia: 6.18 m² (sliding glass enclosure, east-facing)

Ceiling height: 260-280 cm

Standard: Developer finish + Archicom Smart package

Completion date: Q4 2026

Sale type: Assignment of developer agreement

Underground parking space – available at an additional cost of PLN 50,000.

ROOM BREAKDOWN

– Living room with open-plan kitchen – 32.03 m²

– Loggia with sliding glass enclosure – 6.18 m²

– Bathroom – 3.68 m²

– Entrance hall – 7.05 m²

Total usable area: 42.76 m²

EXPOSURE & VIEWS

– Apartment orientation: EAST

– Loggia with sliding glass enclosure facing east with a view of the City Canal

– Direct view of the walking and cycling promenade along the City Canal

– Close to the Oder River – panoramic riverside views available from the shared rooftop terrace (8th floor)

– Green spaces and water within sight – 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 ןיינועמ התא מאה
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