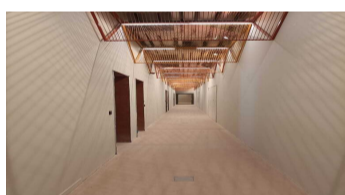
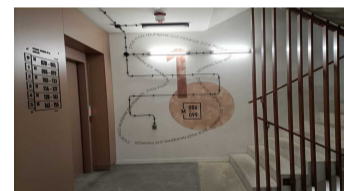
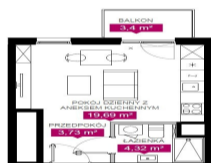


Łódź, Łódź-Śródmieście  
שטח 27 m<sup>2</sup>

27 מירטם | 1 מירדח | 3 המוק

תורכמ

ריחמ 340 000 PLN  
מ<sup>2</sup> הדיחיל ריחמ 12 257 PLN



## העצה רואית:

UNIQUE APARTMENTS IN THE OLD PRINTING HOUSE in the FUZJA estate. LOFTS AT FUZJA | RESTORED OLD PRINTING HOUSE BUILDING - G2 | NEW CONSTRUCTION | BEAUTIFUL STUDIO WITH BALCONY | 3RD FLOOR | SOUTHWEST EXPOSURE. BUILDING: The Old Printing House building is one of the restored buildings included in the Fuzja project. This modern building with a historic façade has all the amenities of new construction - modern staircases, elegant common areas, and elevators. The original walls of the historic buildings have been restored, including the authentic Łódź brick that distinguishes the factory buildings. The cast-iron pillars, staircase elements, and window glazing bars have also been restored. The common spaces surrounding the lofts and loft apartments are finished in a minimalist style using concrete, tempered steel, and glass. One interesting feature is the adaptation of cast iron columns that once supported the ceilings, now welcoming residents and guests with an original colonnade. ABOUT FUZJA: A unique project consisting of 20 buildings for various purposes, 14 of which are adapted historical buildings. Its heart is the historic Art Nouveau CHP plant and the surrounding square, built on the site of the former Karol Scheibler factory. Modern residential buildings and office buildings have already been completed, including the Łódź offices of Fujitsu Poland Global Delivery Centre. FOR RESIDENTS: Residents' Club, a creative playground for children, Anna's Gardens - a leafy square, and historical details - staircases with original artifacts referencing the industrial past. - Ecological solutions - Archicom Smart - smart home solutions: a wireless smart home management system. - Archicom Life Services - access to common areas via a smartphone app, a parcel collection point, an electric vehicle charging station, recreational areas, and bicycle storage. APARTMENT DESCRIPTION: New, comfortable studio apartment with 2 windows and a balcony, ready for your own finishing touches. Bright and quiet apartment located in building B2 (facing Tymienieckiego Street) on the 3rd floor, with a balcony with a southwest-facing window (overlooking Fuzja). The apartment consists of: - a bright living room with a kitchenette with 2 large windows leading to a balcony - 19.69 m<sup>2</sup> - a bathroom - 4.32 m<sup>2</sup> - a hallway - 3.73 m<sup>2</sup> - a balcony - 3.4 m<sup>2</sup>. The apartment is in developer's standard. Window exposure faces southwest. The apartment is available for purchase through an assignment. EXCEPTIONAL OPPORTUNITY: it is possible to purchase a parking space for PLN 80,000. CALL and inquire about other apartments in Fuzja. We offer apartments with loft windows on the ground floor of the building with gardens, two-level apartments (overlooking a private area reserved for residents), and modern one-, two-, and three-bedroom apartments on the upper floors. Call and inquire about available apartments. All apartments are ready for collection, with keys available at the agency. As a real estate agency, we charge a commission for our services. This announcement is for informational purposes only and does not constitute an offer within the meaning of Article 66 § 1 of the Civil Code. ESTATE: Fuzja is a new urban space ideal for living, working, and relaxing. The project consists of four residential buildings with over 600 units, as well as offices with a total area of approximately 40,000 square

meters. The historic buildings also include space for services, shops, and restaurants. New public squares, common spaces, and green areas cover almost 4 hectares. Residents and users of Fuzja can take advantage of numerous amenities, including car sharing services, bicycle paths, bicycle service stations, parcel lockers, and electric chargers. All this makes Fuzja, a well-thought-out, exceptional investment, a unique place on the map of Łódź, attractive to residents and tourists.

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## הז סכנב ןינעמ התא סאה השיגפ ועבקו רשק ונתיא ורצ.

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