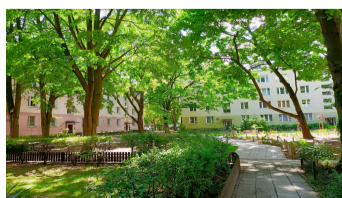
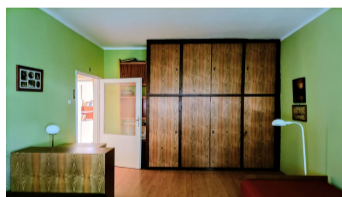
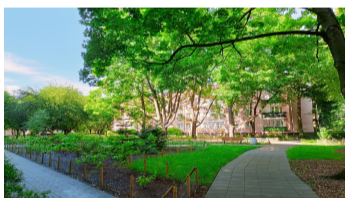


Warszawa, Mokotów  
טוש 50 m<sup>2</sup>

50 | 2 | 2  
מירטמ | מירדח | המוק

תורכמ

ריחמ 780 000 PLN  
מ<sup>2</sup> הדיחיל ריחמ 15 354 PLN



## העצה רואית:

Claude responded: Two-bedroom apartment, 50. Two-bedroom apartment, 50.8 m<sup>2</sup> — for sale in the heart of Mokotów, Wierzbno Estate, ul. Rabindranatha Tagore 4. Freehold title with Land Registry (Księga Wieczysta). A storage cellar in the same staircase is included with the property.

### APARTMENT

Total area: 50.8 m<sup>2</sup>

Rooms: 2 (18.5 m<sup>2</sup> + 16.25 m<sup>2</sup>)

Kitchen with window: 6.9 m<sup>2</sup>

Bathroom: 3.4 m<sup>2</sup>

Lovely west-facing balcony

Cellar: included, same staircase

The apartment is in sound, well-maintained condition — ready for a full renovation to your own design. Windows have been replaced with a modern double-glazed type. One side of the apartment looks out onto a quiet, green courtyard; the other faces the calm Tagore street and a modern residential building.

**BUILDING** — low-rise block in very good technical condition

Year built: 1959

Fully modernised: insulated, repainted, all utilities upgraded.

Heating & hot water: district heating – predictable running costs.

Management: residents' association (wspólnota mieszkaniowa).

Floor: 2nd (no lift) / 3 floors total

Ownership: freehold with Land Registry entry.

**LOCATION** — WIERZBNO ESTATE, MOKOTÓW

Wierzbno is one of the most sought-after addresses in Mokotów, valued for its quiet residential character, excellent infrastructure and easy access to the city centre. Metro Line M1 (stations Wierzbno and Raławicka, both within walking distance) connects you to the centre in approximately 10–12 minutes. Trams and buses serve the estate in multiple directions.

Within walking distance: shops, nurseries, primary schools, GP surgeries, Galeria Mokotów shopping centre, Park gen. Dreszera, the Warszawianka sports complex with swimming pools and tennis courts, and St. Elizabeth's Hospital. The estate is surrounded by well-kept greenery — two children's playgrounds (ogrody jordanowskie) right next to the building make this area particularly family-friendly. A quiet street, a green courtyard — Old Mokotów at its finest.

Wierzbno, near ul. Odyńca — one of the most desirable addresses in Warsaw.

Metro M1 stations Wierzbno and Raławicka within walking distance — city centre in approx. 10–12 minutes.

Old Mokotów, Park gen. Dreszera and the Warszawianka sports complex — a few minutes on foot.

Nurseries, schools, GP surgery and hospital in the immediate vicinity.

A rare opportunity to acquire a property in a prime Warsaw location and create a home entirely to your own taste.

Why is it worth it?

Wierzbno is one of the most stable and sought-after addresses in Warsaw — Metro Line M1 within walking distance, greenery all around, freehold title with Land Registry, and a building in good technical condition managed by a residents' association. The apartment awaits renovation to your own design, offering clear value-growth potential in a location where properties rarely come to market.

This listing is prepared by a licensed real estate agency acting as an intermediary; our fee takes the form of a commission. This advertisement is provided for information purposes only, based on details supplied by the property owner, and does not constitute an offer within the meaning of Article 66 § 1 of the Polish Civil Code. The floor plan is indicative only.

## הז סכנב ויינועמ התא מאה?

השיגפ ועבקו רשק ונתיא ורצ.

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