Warszawa, Praga-Północ

חוטש 37 m²

3	2	37
המוק	סירדח	סירטמ

תוריכמ

830 000 PLN ריחמ

22 432 PLN m² הדיחיל ריחמ

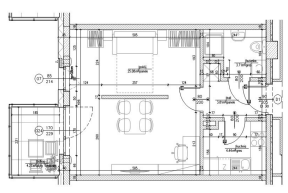
























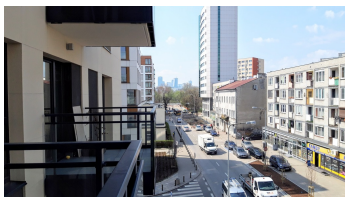












העצהה רואית:

PRASKI PORT | HOUSE AT Okrzei | MARVIPOL APARTMENT BUILDING | 37 m² | SEPARATE KITCHEN | BALCONY WITH A VIEW | 3RD FLOOR | RECEPTION Price: PLN 830,000 (approx. PLN 22,430/m²) APARTMENT: Compact, bright, and modern 37 m² apartment on the 3rd floor of the elegant Dom Przy Okrzei apartment building, a few steps from the green areas of the Vistula River. – Living area with a large window and access to the balcony with a panoramic view of Praga and the city center. – Separate, fully equipped kitchen: induction hob, oven, dishwasher, fridge, hood, built-in furniture. – Bedroom area separated by a half-wall, with space for a double bed, large wardrobe, and a desk. – Modern bathroom with a shower and washing machine. – Large balcony with a view of the city center. – Blinds and curtains on the windows. The apartment is in very good condition and fully furnished. Heating from the municipal heating network (urban central heating). Administrative rent is approximately PLN 843/month. Full ownership with land and mortgage register. Finalization of the purchase possible from January 2027. BUILDING: Dom Przy Okrzei is an intimate apartment building by the developer Marvipol from 2021: only 85 apartments, 9 above-ground floors and 2 underground. Its modern architecture stands out against the backdrop of Praga, yet harmonizes well with its historic character. – High-quality sandstone facade, black steel balustrades filled with colored glass. – Room height 272 cm. – Two panoramic elevators. – Reception and 24-hour security, monitoring, fenced area, intercom. – Interior patio under a glass roof: sandstone walls and cubic stairs that serve as seating areas. – Bicycle room. – Lewiatan store on the ground floor. NEIGHBORHOOD: Near the revitalized Port Praski, new walking and cycling routes, and the Vistula Boulevards a 3-minute walk. Nearby: Galeria Wileńska, National Stadium, school and kindergarten (approx. 100-150 m), cafes, restaurants, and services. TRAFFIC: Dworzec Wileński metro station: approx. 600 m. Stadion Narodowy metro station and Stadion railway station nearby. Trams and buses: stop approx. 100 m. Świętokrzyski and Śląsko-Dąbrowski Bridges: approx. 15 minutes by car to the city center. The pedestrian and bicycle bridge at Karowa Street leads directly to the Boulevards and Powiśle. FOR WHOM? For singles or couples: a modern apartment in a green part of Praga, close to the Vistula River and the city center. For investors: the apartment is currently rented until the end of September 2027. A new apartment building with a reception in this location is the standard tenants are looking for. For those working in the city center: quick access by metro, tram, or walking across the footbridge. I invite you to a viewing. As a real estate agency, we charge a commission for our brokerage services. This announcement is for information purposes only and does not constitute an offer within the meaning of Article 66 § 1 of the Civil Code.

הז סכנב וינועמ התא סאה?

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