

Warszawa, Ursynów  
חוטש 47 m<sup>2</sup>

47 מירטמ | 2 מירדח | 4 המוק

הרכשה

ריחמ 3 350 PLN  
מ<sup>2</sup> הדיחיל ריחמ 71 PLN



### העצה רואית:

New, very bright and spacious 2-room apartment in a green, quiet estate, on the border of Służewiec and Ursynów.  
**The apartment is available from May 1st.**

**NEW ESTATE | SŁUŻEWIEC - UPPER MOKOTÓW - ZŁOTY POTOK | 46.91 m | 2 ROOMS + LARGE BALCONY WITH A LAKE VIEW | PARKING SPACE + STORAGE ROOM | FULLY FURNISHED | 4TH FLOOR**

**BUILDING AND NEIGHBORHOOD:** New apartment building in the Harmony Park development, built around a private lake. Recreational areas, playgrounds, and beautiful, well-maintained greenery surround the lake. Surrounded by new housing developments, the property is situated in a quiet neighborhood.

The development comprises residential buildings with a cascading layout and heights ranging from two to seven stories. The buildings feature modern designs, simple forms, bright colors, green roofs, and floor-to-ceiling windows. The development is closed to vehicle traffic and is protected by 24-hour security and monitoring. Residents have access to a preschool, playgrounds, a multi-purpose sports field, an ice rink, well-maintained green spaces with a lake, walking paths, relaxation areas, barbecue areas, a city bike rental station, and underground parking spaces. The buildings feature reception desks, retail and service outlets, and quiet elevators.

**APARTMENT DESCRIPTION:** Beautiful and stylish apartment located on the top floor with a large balcony.

Finished and equipped in a fashionable BOHO style.

**Corner apartment, very bright and quiet, with a nice view from the windows of the internal lake and walking areas.**

- Bright **living room** with a large balcony window and access to the balcony, equipped with a corner sofa
  - **Kitchen** with a window and a dining area with a round table and chairs - fully equipped (furniture, large fridge, dishwasher, oven)
  - Separate **bedroom** - with a double bed, bedside tables and a large wardrobe
  - Comfortable **bathroom** with a large shower and washing machine
  - **Large balcony** overlooking the estate and the lake
- ADDITIONALLY: storage unit and parking space for PLN 300/month.

**FEES:** Rent: PLN 3,350 / month + parking space in the underground garage and a storage room for PLN 300 / month.

Administrative rent, heating and water advances - approx. PLN 1,000 / month (paid by the tenant).

The tenant pays for electricity according to consumption and any underpayments resulting from water and heating consumption (settled once a year based on settlements from the administration).

Deposit PLN 4,350

As a real estate agency, we charge 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.

**NEIGHBORHOOD:** Harmony Park is located in the Wyczółki Estate, on the border of Ursynów and Służewiec. It is situated on Złoty Potok and Pieskowa Skała streets, near Kłobucka Street.

Located near Okęcie Airport and the Horse Racing Grounds, the Służewiec office center is 1.8 km away. Surrounded by new housing estates, numerous shops, and service outlets.

COMMUNICATION: City bus stop at Kłobucka Street (line 165).

**הז סכנב יינעמ התא מאה**

**השיגפ ועבקו רשק ונתיא ורצ.**

**ונילא ורשקתה אנא  
+48 537 500 745**

**העודה חלש  
info@warsawproperties.pl**