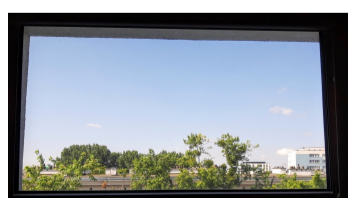
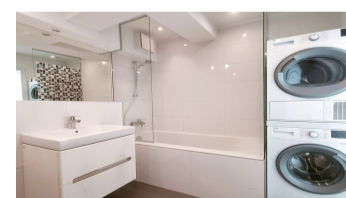
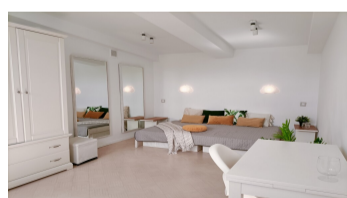
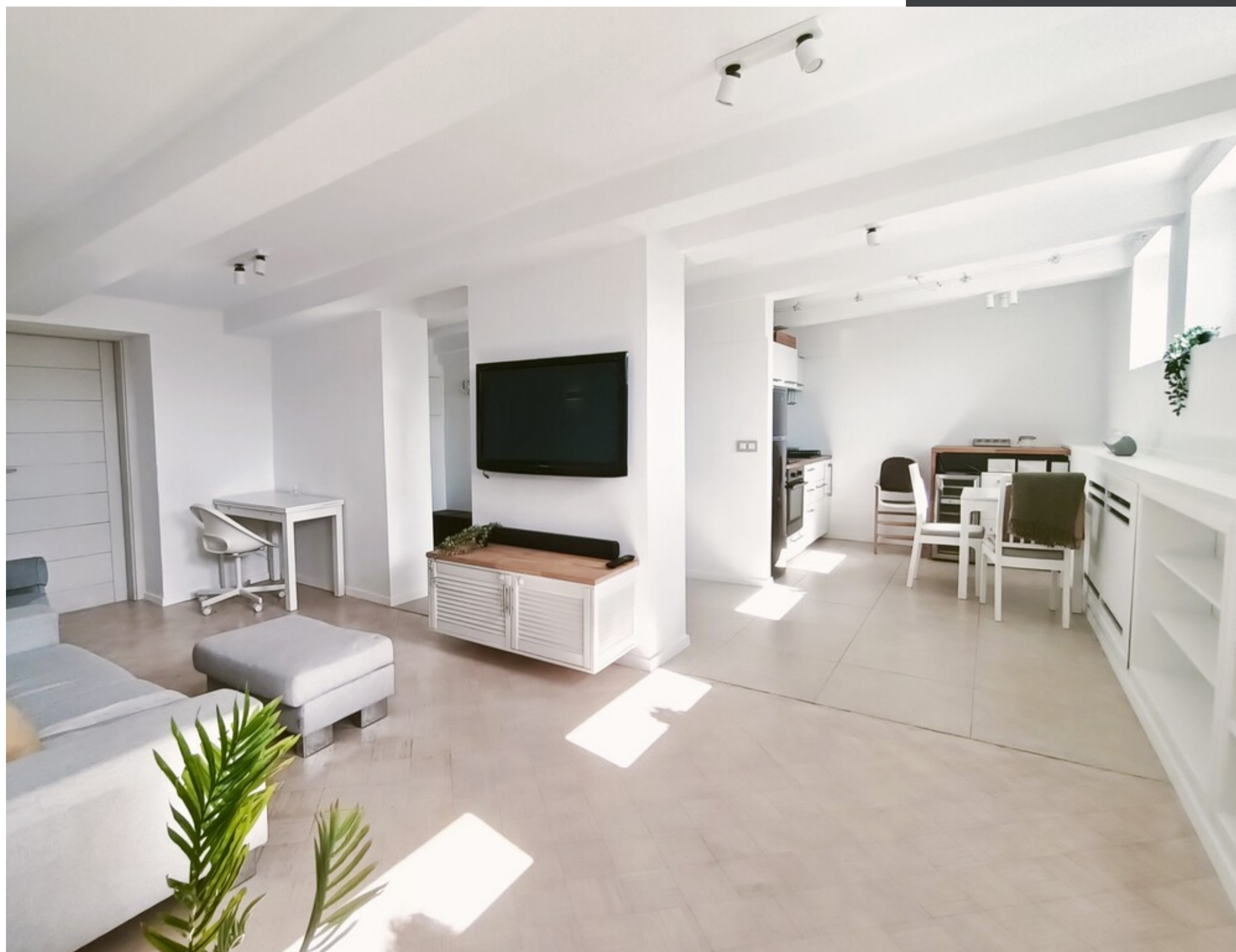


Warszawa, Śródmieście  
חוש 87 m<sup>2</sup>

87 מירטמ | 3 מירדח | 5 המוק

הרכשה

ריחמ 4 200 PLN  
מ<sup>2</sup> הדיחיל ריחמ 48 PLN



העצה רואית:

UNIQUE 3-ROOM APARTMENT IN MURANÓW - NOWOLIPKI/SMOCZA

**A unique apartment in Muranów, in a tenement house built in 1953, on the corner of Nowolipki and Smocza Streets** . A modern apartment, individually designed, is located in an attic adapted for residential purposes. The apartment is bright, very quiet, and spacious. Finished in a modern, elegant style, the bedrooms are air-conditioned.

**BUILDING:** This 1953 tenement house is part of the Nowolipki housing estate. The building is in very good condition, with an insulated facade and a renovated staircase. The building is managed by a community. Parking is available for residents in the courtyard. Surrounded by a quiet, green neighborhood, very close to the city center.

**APARTMENT DESCRIPTION:** located on the top floor, arranged and finished with great attention to detail. It consists of a living area with a kitchen, two large bedrooms (with air conditioning), and a bathroom. All the appliances in the apartment are new.

- **living area - living room with sofa, armchair and TV, modern kitchen** and separate kitchenette, all lit by 4 windows facing south

- **Bedroom 1** - a large, bright bedroom with a double bed, wardrobe, shelves, and a desk. Air conditioning.

- **Bedroom 2** - a large bedroom with a small window overlooking the backyard and a sloping ceiling (at its lowest point, the room height is 165/190 cm). Equipped with a double bed, a dressing table, and numerous wardrobes and shelves. Air conditioning.

- **modern bathroom** - with a bathtub, washing machine and numerous cabinets

Lighting and ample storage (wardrobes and shelves) have been carefully and consistently designed throughout the apartment. All fixtures and fittings have been modernized. Floors include natural parquet and tiles.

**FEES** : Rental price: PLN 4,200/month

Administrative costs, including advance payments for water and heating - PLN 1,312, Deposit: one month.

The tenant pays for electricity based on consumption, as well as any underpayments resulting from water and heating consumption (settled annually based on administrative settlements). The lease term is for a minimum of 12 months. As a real estate agency, we charge a commission for our brokerage services.

**NEIGHBORHOOD: Nowolipki is a green neighborhood near the city center.** It features old tenement houses from the 1950s, green squares, and quiet passageways. This is one of the most sought-after locations in Warsaw. Bus and tram stops are nearby, as is the Ratusz Arsenal metro station, which is 3 tram stops away. Nearby are the Arkadia Shopping Center, the Klif Shopping Center, the Muranów Cinema, numerous shops, restaurants, schools and preschools, a swimming pool, parks, and green spaces.

**הז סכנב ויינועמ התא מאה**

**השיגפ ועבקו רשק ונתיא ורצ.**

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העודה חלש  
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