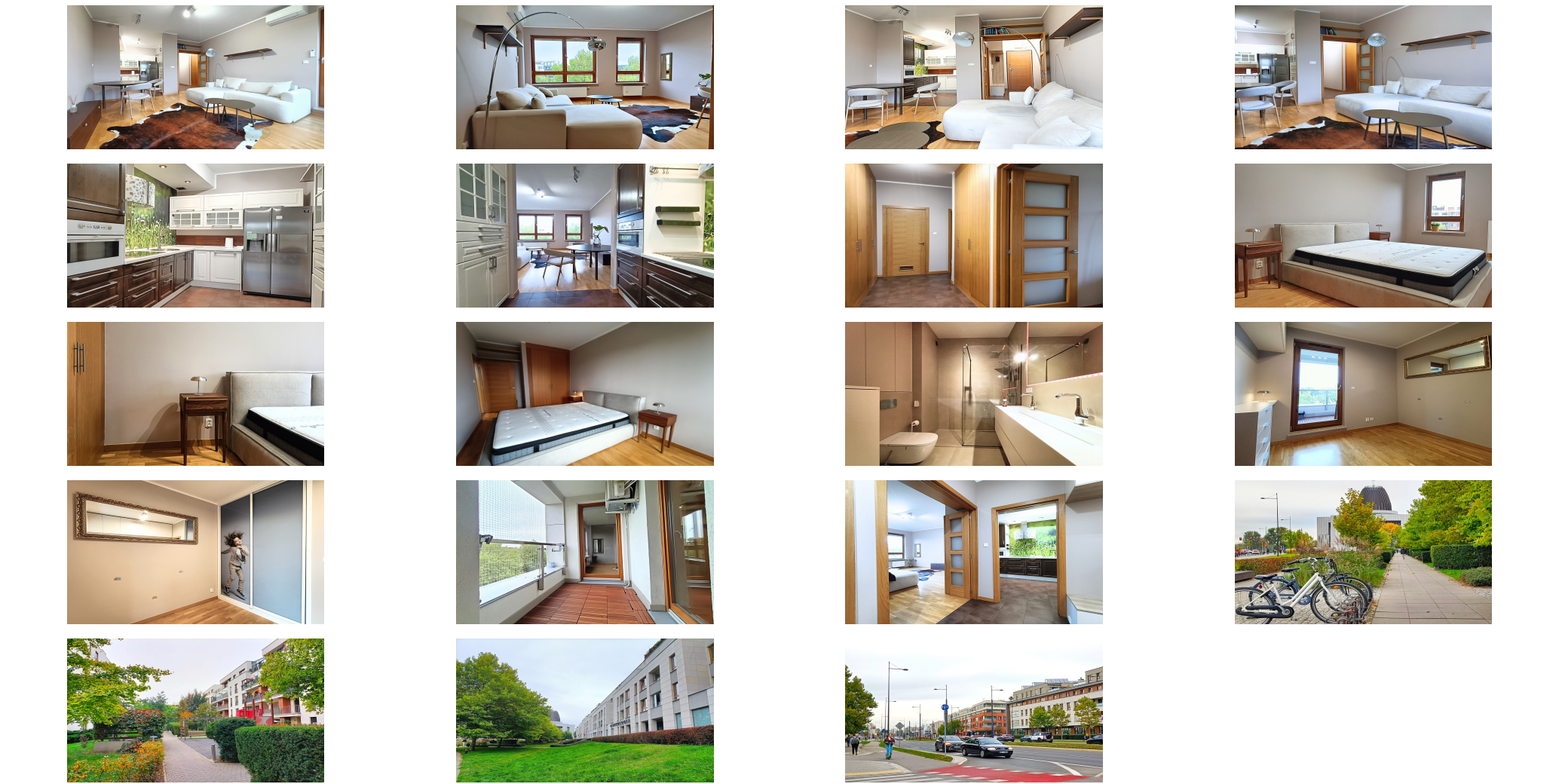


Warszawa, Wilanów
חוש 71 m²

71 מירטמ | 3 מירדח | 2 המוק

הרכשה
7 000 PLN ריחמ
98 PLN m² הדיחיל ריחמ



העצה רואית:

Apartment 71.5 m² - Warsaw, Wilanów
Stylish, air-conditioned apartment in the prestigious Ostoja Wilanów estate - new, stylish furnishings

WILANÓW HOSTEL | WILANÓW CITY | AFTER RENOVATION | AIR CONDITIONING | NEW FURNITURE | 3 ROOMS + SEPARATE KITCHEN | BALCONY | 71.5 M²

ESTATE: Ostoja Wilanów is one of the most recognizable and prestigious developments in Miasteczko Wilanów, designed in accordance with the "garden city" concept. The intimate buildings are spread over 17 hectares around a picturesque pond with piers, and nearly half of the estate is dedicated to greenery. Residents have access to two parks: an open central park with a pond and a gated, forest park with a sports field and educational trail, as well as well-maintained squares between the buildings and playgrounds. The estate is gated, guarded, and monitored. Its signature feature is the "Ostoja Wilanów" sign, made of living plants, at the entrance. It is a place where tranquility and closeness to nature combine with urban comfort.

APARTMENT DESCRIPTION: This stylishly furnished, air-conditioned apartment, with an area of 71.5 m², is located on the second floor. The interior is equipped with new designer furniture, and the living room has a new air conditioning system, ensuring comfort even on hot days. The well-thought-out layout, with a clear division into living and sleeping areas, is perfect for both a family and a couple working remotely.

- Spacious, bright living room with access to the balcony, equipped with a stylish sofa (fold-out)
- Separate kitchen [household appliances - double-sided refrigerator with ice maker, dishwasher, oven, kitchen furniture
- Large bedroom with a new double bed with a comfortable mattress, large wardrobe, exit to the balcony
- Second, smaller bedroom with balcony access - ideal as a children's room, guest room or study
- Stylish bathroom with a large shower finished with micro-concrete, equipped with a toilet with a bidet function, a washer-dryer and a double sink
- Hallway with huge built-in wardrobes - plenty of storage space
- Balcony with access from three rooms, secured for cats - pet-friendly apartment

FEES : RENTAL COST: **PLN 7,000/month**
ADMINISTRATIVE RENT with advance payments for utilities is PLN 1,275
PARKING: 2 parking spaces in the underground garage - PLN 500/month
Electricity paid according to consumption. Deposit: one month's rent **in PLN. Minimum lease term: 12 months. Available from: signing the contract.**
As a real estate agency, we charge commission for our brokerage 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.

LOCATION: The apartment is located at **2 Prymasa Augusta Hlonda Street, in the northern part of Miasteczko Wilanów - one of the most prestigious addresses in Warsaw.** Miasteczko Wilanów is a carefully planned district with cohesive architecture, wide avenues, and abundant greenery, particularly appreciated by families with children and expats. The development is adjacent to the Temple of Divine Providence, a square with fountains and walking areas.

INTERNATIONAL SCHOOLS : The location is particularly attractive for families. The British Primary School of Wilanów (British curriculum, nursery included) is located just down the street, at 12 Hlonda Street - just a few minutes' walk. Also nearby are the international Akademeia High School, the Willy-Brandt-Schule - German School in Warsaw, and public schools. There are also numerous bilingual preschools and other cultural institutions in the area.

SURROUNDINGS : The development boasts a full infrastructure, including cafes, restaurants, shops, clinics, fitness clubs, and service outlets, all located along the prestigious Aleja Rzeczypospolitej. Active enthusiasts will appreciate the proximity to the palace park, Natolin Park, Kabacki Forest, and Powsin Cultural Park, as well as numerous bike paths.

TRANSPORT : The Temple of Divine Providence tram stop is located next to the building. A new tram route (lines 14 and 16) provides fast, direct access to Warsaw city center in approximately 25-30 minutes, regardless of traffic jams. Numerous bus routes and an efficient connection to the Warsaw Southern Bypass (S2) also facilitate access to Chopin Airport and beyond.

הז סכנב ןײנועמ התא םאה
.השיגפ ועבקו רשק ונתיא ורצ

ונילא ורשקתה אנא
+48 537 500 745

העדוה חלש
info@warsawproperties.pl