Warszawa, Wola

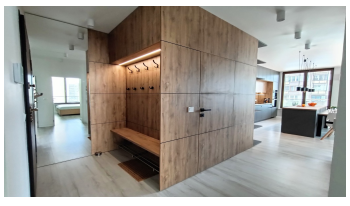
# חוטש 75 m²

| 75 | 3 | 2 |
|---|---|---|
| סירטמ | סירדח | המוק |

## הרכשה

**6 500 PLN** ריחמ

**93 PLN** m² הדיחיל ריחמ



## :העצהה רואית

**An elegant, air-conditioned apartment in a prestigious apartment building in the center of Warsaw**
**OGRODOWA APARTMENTS | AIR CONDITIONING | FULLY EQUIPPED | ŻELAZNA – OGRODOWA | MIRÓW | 3 ROOMS + LARGE BALCONY | 75 M**

**ADDITIONALLY, VAT (23%) will be added to the rental price.**

**BUILDING: OGRODOWA Apartments is a new, prestigious building located in the heart of the city,** in the new business center of Warsaw's Wola district. In addition to retail spaces, the ground floor features an elegant reception desk and two levels of underground parking. This modern and stylish building draws on the tradition of urban residences and is distinguished by its elegant façade and the highest quality of finish in its common areas.
The development includes underground parking, an elegant patio, a children's playground, and a unique lobby with a vertical garden. The apartment's location on the border of Wola and Śródmieście allows residents to enjoy the rich offerings of the city center. Numerous shops, shopping centers, and service outlets will satisfy all your everyday needs. The residence is also well-connected to the rest of the city thanks to its proximity to public transportation – numerous tram and bus lines are nearby, and the Rondo ONZ metro station is just a 15-minute walk from the apartment.

**APARTMENT DESCRIPTION: This modern and fully equipped apartment is located on the 2nd floor. Inside, you'll find everything you need for everyday living, including a kitchenette equipped with cutlery and dishes, bedding, numerous storage spaces, and a spacious wardrobe.**
– Air-conditioned living room with an elegant kitchenette, sofa, and TV. The living room opens onto a large balcony.
– Modern kitchen with an island – built-in refrigerator, dishwasher, oven, microwave, induction hob
– A separate, air-conditioned bedroom with a double bed and a spacious wardrobe
– Second bedroom, also equipped with air conditioning – equipment to be agreed
– Modern bathroom with shower
– Separate toilet with washing machine and dryer
– Wardrobe

**FEES** : RENTAL COST: PLN 6,500/month + 23% VAT
ADMINISTRATIVE RENT with advance payments for utilities is PLN 1,400
PARKING: Parking space in the underground garage for PLN 500/month
**Rental ONLY for companies (on invoice).**
Electricity paid according to consumption. Security deposit: PLN 8,400. Minimum lease term: 12 months.
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: Ogrodowa Apartments are located at the intersection of Żelazna and Ogrodowa Streets, adjacent to the city center and Warsaw's new business hub** . This part of the city is one of the most dynamically developing urban areas in both Poland and Europe. The immediate area boasts approximately 750,000 square meters of top-class office, hotel, and retail space. International companies such as Citbank, Standard & Poor's, JP Morgan, and WeWork have located their Polish headquarters in this district.

**NEIGHBORHOOD** : The building is surrounded by a vibrant district, with numerous restaurants, cafes, and shops. Lovers of slow food and local cuisine will appreciate the proximity of Hala Mirowska and numerous restaurants, cafes, and bars. A unique spot on Warsaw's culinary map is the nearby Art Norblin complex—a modern food hall combined with a local market. Within a short walk are service outlets, clinics, preschools, and schools.

**TRANSPORT** : Close proximity to public transport – numerous buses and tram lines provide residents with convenient connections to all districts of the city, the airport, and the Central Station. The nearest metro station is a 15-minute walk away.

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## ?הז סכנב ויינועמ התא סאה

**.השיגפ ועבקו רשק ונתיא ורצ**

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