

Warszawa, Praga-Północ
Flat 42 m²

42 metres | 2 rooms | 0 floor

Sales

Price **895 230 PLN**
price per m² **21 000 PLN**



Offer description:

2-ROOM APARTMENT | BOHEMA | METRO SZWEDZKA | NEW ESTATE | 12 TERRACE + GARDEN
Comfortable apartment for sale in the new BOHEMA estate.

APARTMENT DESCRIPTION: The 42.63 m² apartment is located on a high ground floor in a new building (second line from Szwedzka Street). It is bright and quiet. The windows face west – onto the estate.
– living room with a kitchenette with 4 windows and access to the garden – equipped with a large comfortable sofa (fold-out), armchair, TV cabinet, and TV
– modern, fully equipped kitchenette (dishwasher, oven, induction hob, fridge, freezer) – as well as a table and 4 chairs
– separate bedroom with a window – equipped with a large bed with storage (140 cm) and a large wardrobe
– comfortable bathroom with a bathtub and washing machine
– terrace and garden with a view of the estate internal grounds – 12 meters of additional recreational space
Parking space in the underground garage: additional PLN 50,000.
The apartment includes a storage unit: additional PLN 10,000.

The apartment is currently rented until September 2026, which is an interesting option for investors.

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.

BUILDING; A new building, completed in 2021, in the Bohema – Strefa Praga development. Equipped with modern elevators and underground parking, the building is surrounded by a modern housing estate, abundant greenery, and a children playground. The development is car-free (underground parking lots have direct street access), which improves residents; safety and acoustic comfort in the apartments. BOHEMA – Strefa Praga is a unique urban development that aligns with the revitalization program in Warsaw Praga district. It is being built on the site of the 19th-century Pollena cosmetics factory on Szwedzka Street. Here, residential, commercial, office, and cultural spaces intertwine, creating a new quality

of life. Residents will find a wealth of amenities and attractions to enhance their daily lives. Residents will find residential buildings, offices, shops, cafes, service outlets, and entertainment options on the over four-hectare site, while the 19th-century factory building will be given a new lease of life. It will be a publicly accessible space designated for artistic activities, such as concerts, performances, and an outdoor cinema. Numerous squares of diverse character, a wide shopping avenue, and the expansive area surrounding the chimney will soon attract crowds.

TRANSPORT: The new SZWEDZKA metro station and bus stops are located near the development. The city main thoroughfares – Solidarności Avenue and the Żaba Junction – provide quick access to many districts of the city.

**You are interested in this property
contact us for an appointment.**

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