

Warszawa, Mokotów  
**Flat 44 m<sup>2</sup>**

44 metres | 2 rooms | 1 floor

**Sales**

Price **750 000 PLN**  
price per m<sup>2</sup> **17 045 PLN**



**Offer description:**

AFTER RENOVATION, COMFORTABLE AND ELEGANT 2-ROOM APARTMENT | 44 m<sup>2</sup> | MODZELEWSKIEGO STREET | BALCONY | RENTED Very bright and functional apartment after a complete renovation, located on the 1st floor. This property is located in a quiet estate at 40 Zygmunta Modzelewskiego Street in Warsaw's Mokotów district, right next to the Westfield Mokotów Shopping Center and the Mokotów business center ("Mordor"). PROPERTY DETAILS: • Location: Mokotów, Służew • Address: ul. Modzelewskiego 40 • Area: 44 m<sup>2</sup> • Rooms: 2 • Balcony: 6 m<sup>2</sup> • Floor: 1 of 10 (with elevator) • Parking: plenty of public parking spaces around • Condition: Fully furnished and equipped, after a general renovation in

2022 • Monthly administrative fee with advance payments for 1 person: PLN 740 • Full ownership with land and mortgage register, possibility of purchase on credit • Within the estate: shops, services, lots of greenery THE MOST IMPORTANT FEATURES OF THE APARTMENT: • Functional, layout - living room, bedroom, kitchen with window, bathroom and separate toilet • Double-sided apartment, layout: west (living room) and east (bedroom and kitchen) • Living room (approx. 16 m<sup>2</sup>): Bright and spacious space with large windows with direct access to the balcony (approx. 6 m<sup>2</sup>). Equipped with a dining table and chairs, a coffee table and a TV stand with a TV. • Kitchen (approx. 8 m<sup>2</sup>): Separate, well-lit kitchen fully equipped with cabinets and household appliances, including a dishwasher. • Bedroom (approx. 8 m<sup>2</sup>): Large bed, wardrobe and chest of drawers • Hallway (2.5 m<sup>2</sup>): Equipped with a large wardrobe • Bathroom (approx. 4 m<sup>2</sup>): Spacious bathroom with a shower, sink and washing machine. • Separate toilet (approx. 0.8 m<sup>2</sup>) • The apartment includes a basement • Great investment - attractive location and optimal room layout increase the rental potential (currently rented) EXCELLENT LOCATION AND EXCELLENT TRANSPORT CONNECTIONS: • Ideally located near Puławska Street, Aleja Lotników, Aleja Wilanowska • Public transport: bus lines (2 minutes walk) and tram (5 minutes walk) and metro (14 minutes walk) facilitating hassle-free travel around Warsaw. • Close to Galeria Mokotów, the "Mordor" business center, Służewiec horse racetrack and Chopin Airport • A vibrant area with numerous restaurants, shops, schools, kindergartens and medical facilities PRICE AND CONTACT INFORMATION: This unique apartment is the perfect choice for people looking for an excellent location, perfect condition of the premises - ready to move in, and a reasonable price. The property is currently rented, with the intention of continuing the lease - making it ideal as an investment property, generating income immediately after purchase. For more details and to schedule a private viewing, contact us today! As a real estate agency, we charge a 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.

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