

Warszawa, Białołęka  
חשב 30 m<sup>2</sup>

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מירטמ | מירדח | המוק

תורכמ

ריחמ 334 701 PLN  
מ<sup>2</sup> הדיחיל ריחמ 10 995 PLN



## העצה רואית:

IDEAL INVESTMENT – SMALL INVESTMENT APARTMENTS IN WARSAW'S BIAŁOŁĘKA, MODLIŃSKA UL. – PLANNED COMPLETION DATE: Q1 2027 – OWNERSHIP WITH A SEPARATE LAND AND LAND REGISTER – NET PRICE. For sale, this modern commercial space suitable for a hotel or office function is in a newly developed investment in Białołęka – a very dynamically developing district of Warsaw. Usable area: 30.44 m<sup>2</sup>. Floor: 1st floor (2nd floor). The unit has two windows, providing excellent lighting and the possibility of creating a separate bedroom area. The investment is under construction – delivery of the units is planned for the beginning of 2027. The estate includes a green relaxation zone exclusively for residents, with a private forest, lighted paths, gazebos, and benches. The building includes a garage and a bicycle storage room. The development is monitored and secured. Eco-friendly solutions include air-source heat pumps and photovoltaic panels. An ideal rental investment with excellent transport links to the capital city center. 23% VAT is added to the listed price. INVESTMENT BENEFITS: VAT deductible. Very good price – construction is the best time to buy. Payment is also split according to the schedule and progress. Attractive location – right on Modlińska Street (a three-lane thoroughfare in Białołęka, with a bus stop a 4-minute walk from the development), close to green spaces, services, and educational facilities. Maintenance-free investment – we'll handle everything for you – you can outsource your lease management to us, allowing you to generate passive income without the owner's daily intervention. Additionally, the property can be finished and fully prepared for occupancy by us. Long-term, secure capital investment and passive income – because Warsaw remains the fastest-growing market, with year-round, consistent demand for accommodation, owning a small investment property in Białołęka is an excellent investment with the additional generation of regular rental income. This city significantly increases the security and stability of your investment. Property value growth – the dynamically developing capital city continues to increase property value over time. Call for more details; we have more available properties in this development. We do not charge commission from the buyer. 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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