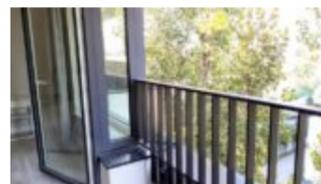
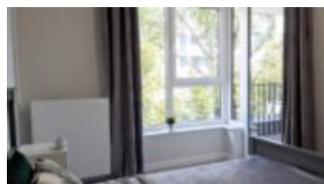


Warszawa, Praga-Południe  
Плоский 37 m<sup>2</sup>

37 метрів | 2 кімнати | 5 підлога

Оренда

Ціна 3 200 PLN  
Ціна за m<sup>2</sup> 86 PLN



## Опис пропозиції:

2-ROOM APARTMENT | ROOM WITH ROOM - 3.5 M | 37 M | MODERN, COMFORTABLE FURNISHINGS | NEW APARTMENT BUILDING | SOHO FACTORY | FULLY EQUIPPED

The apartment is available from January 1, 2026, viewing possible by prior arrangement.

**LOCATION: The Żupnicza 18 apartment building** is located in the central part of Old Praga, in a well-connected area. Right next to the avant-garde Soho Factory and close to the Warszawa Wschodnia Railway Station. The Neon Museum and SWPS University of Social Sciences and Humanities are just a few hundred meters away.

The area around Soho Factory has been undergoing intensive revitalization in recent years. New housing developments blend seamlessly into the panorama of Old Praga, creating a dynamic and contrasting space. Soho Factory is an avant-garde space for culture and business. Post-industrial buildings have been transformed into artistic spaces, retaining their loft character. Trendy clubs, restaurants, galleries, theaters, and cinemas operate here. Numerous events are organized, offering something for everyone.

**BUILDING** : A newly constructed residential building on Żupnicza Street, in the **Soho by Yareal** development, scheduled for completion in 2021. There's a grocery store in the building next door, and the development also features a playground for children. SOHO 18 has been awarded a BREEAM (final) Very Good rating.

**APARTMENT DESCRIPTION: Comfortable, 2-room apartment located on the 5th floor, with a covered loggia (3.5 m), overlooking the inner areas of the estate, in a new building, which is part of the Soho by Yareal estate.**

This modernly furnished apartment is very bright and spacious, with access to a large balcony. The apartment is equipped with everything you need for everyday living, including a fully equipped kitchenette, a comfortable bedroom, and a cozy bathroom with a washing machine.

- **Living room** : two-seater sofa, coffee table, table with chairs, TV cabinet
- **Kitchen** : induction hob, oven, fridge with freezer, dishwasher
- **Bedroom** : double bed, spacious wardrobe, bedside tables with lamps
- **Bathroom** : bathtub, sink, toilet, washing machine
- **Hallway** : built-in wardrobe

Rental price: PLN 3,200/month.

Administrative rent, heating and water advances: PLN 700

Deposit: PLN 3,900. Minimum lease term: 12 months.

The tenant pays for electricity according to consumption and any underpayments resulting from water and heating consumption (settled once a year based on settlements from the administration).

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.

**DISTRICT** : Nearby, you'll find numerous shops for everyday shopping, as well as the Różycki Bazaar and Galeria Wileńska shopping center. Numerous kindergartens and schools are also nearby. The Praga Medical Center operates on Brzeska Street, in the building of a former railway hospital. The immediate neighborhood offers many interesting places to relax. An indoor swimming pool with a lap pool is nearby. In summer, a short stroll will take you to the Vistula beach and trendy clubs like La Playa, Plażowa, and Temat Rzeka, or to the vibrant Żąbkowska Street with its atmospheric pubs. You can also spend time in one of the two parks: Skaryszewski or Praski, or take a trip to the zoo.

**TRANSPORT** : Bus lines 123, 173, and 202 are located nearby, providing easy access to the Stadion Narodowy metro station. The nearest tram stop (Gocławska) is 850 meters from the apartment. The Stadion Narodowy metro station is a 20-minute walk away.

**Вас зацікавила ця нерухомість  
зв'яжіться з нами, щоб домовитися про зустріч.**

**Дзвоніть нам.  
+48 537 500 745**

**Надіслати повідомлення  
biuro@warsawproperties.pl**