



## Excellent 2 Bed Apartment For Sale in Warsaw Poland



### Στοιχεία μεσίτη

Όνομα:	Niall Madden
Όνομα εταιρείας:	Esales Property Limited
Χώρα:	United Kingdom
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### Στοιχεία καταχώρησης

Ακίνητο για:	Πώληση
Τιμή:	USD 445,925.48

### Τοποθεσία

Χώρα:	Poland
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Ταχυδρομικός κωδικός:	01-248
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Περιγραφή:	Excellent 2 Bed Apartment For Sale in Warsaw Poland

Esales Property ID: es5554826

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Exclusive Opportunity: Modern, High-Standard Three-Room Apartment in the Heart of Warsaw's Wola District

Discover the perfect blend of modern convenience, secure living, and prime urban accessibility with this exceptional three-room apartment, now available for sale in Warsaw's rapidly developing Wola district. This is more than just a place to live; it's a meticulously designed home within a highly sought-after,



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protected community, offering an ideal lifestyle for families, professionals, or investors.

## The Residence: Contemporary Design and Thoughtful Layout

Nestled on the 2nd floor of a contemporary building constructed in 2017 and serviced by a convenient elevator, this apartment boasts a total area of 69.17 square meters. Its design is characterized by brightness, a high standard of finish, and a functional layout that thoughtfully separates the social and private spaces, ensuring both comfort and privacy for all residents.

The heart of the home is the sun-drenched Living Room with a Kitchenette (26.64 ). This inviting space features elegant Barlinek oak flooring and provides direct access to the private 7.14 loggia. The custom-built kitchen is a testament to quality, equipped with high-end appliances from reputable brands like Samsung and Siemens, and finished with a durable, solid wood countertop—perfect for both daily cooking and entertaining guests.

The private zone comprises two restful bedrooms:

- \* The Master Bedroom (12.30 ) offers a cozy, stylish sanctuary, decorated in warm, elegant tones that promote relaxation.
- \* The Children's Room / Office (11.60 ) is a flexible space easily adaptable to serve as a home office, a nursery, or a comfortable bedroom to suit your evolving needs.

Practicality meets luxury in the supporting rooms. The Bathroom (5.62 ) is finished with a modern design, featuring a full bathtub and contemporary LED lighting. Storage is optimized throughout, with a Walk-in Closet (2.49 ) that includes custom cabinetry, and the Hallway (8.47 ) housing a built-in mirrored wardrobe for coats and shoes. The 7.14 Loggia, complete with wooden decking and a pleasant view of the inner courtyard and playground, provides a peaceful outdoor extension of the living space.

## Unbeatable Location and Urban Connectivity

The apartment's location is perhaps its strongest asset, placing you directly in the pulsing heart of Wola with immediate access to essential city infrastructure:

- \* Effortless Commute: Commuting to the city center is exceptionally quick and stress-free, with tram and bus stops located just 170 meters away, allowing you to reach central Warsaw in approximately 15 minutes.
- \* Recreation and Green Space: For moments of rest and nature, the beautiful Warsaw Insurgents Park is only 800 meters away, offering green spaces perfect for walks, jogging, or family recreation.
- \* Convenience at Your Doorstep: Daily errands are simplified with the Fort Wola Shopping Center situated directly across the street. This major hub includes a Kaufland for grocery shopping, a Zdrofit gym for fitness, and the Jungle Academy play zone for children.
- \* Comprehensive Local Infrastructure: The immediate neighborhood is rich in services, including local grocery stores (Biedronka, Żabka), Rossmann, bakeries, greengrocers, and convenience stores. The needs of families are well-met with a nearby primary school, kindergartens, nurseries, and a medical clinic.
- \* Excellent Road Network: For drivers, the location offers convenient access to main exit roads heading



towards Bemowo and central Warsaw, streamlining travel out of the city.

## Premium Building and Community Amenities

Security and lifestyle are paramount within this development. The property is located in a gated and monitored community with 24/7 security, providing residents with peace of mind.

The building itself offers an exceptional array of amenities that enrich daily life:

- \* **Exclusive Residents' Club:** A unique feature is the Residents' Club, a shared space including a billiards table, a comfortable TV area, and a climbing wall for children—an ideal extension of the home for leisure and social interaction.
- \* **Inner Courtyard:** The beautifully maintained inner courtyard features a safe playground for children, along with practical amenities like a stroller room and bicycle racks.
- \* **Privacy and Comfort:** With only three apartments per floor, the building maintains a quiet, private, and less densely populated environment.

## Additional Value and Investment Potential

The property includes valuable additions that enhance its convenience and investment profile:

- \* A parking space in the underground garage, located directly opposite the elevator, ensures easy, all-weather access to your vehicle.
- \* A two-level storage basement on level -1 provides ample, secure space for seasonal items and personal belongings.

This apartment represents a functional and modern living solution with a high standard of finish and an excellent location with full urban infrastructure. It is an ideal purchase for a young family seeking safety and amenities, a couple desiring a convenient city base, or an investor looking for a highly desirable rental property in one of Warsaw's most dynamic districts.

## ABOUT THE AREA

Warsaw, officially the Capital City of Warsaw, stands as the vibrant political, economic, and cultural heart of Poland. Situated on the Vistula River in east-central Poland, it is the country's largest metropolis, characterized by a dynamic blend of painstakingly reconstructed historic sites and soaring modern skyscrapers. Since the collapse of communism, Warsaw has undergone a remarkable transformation, emerging as one of Eastern Europe's most prosperous and cosmopolitan cities. The city's economy is a regional powerhouse, dominated by the service sector—particularly banking, finance, and high-tech industries—and it consistently attracts both foreign investment and a highly-skilled workforce, positioning it as an 'Alpha Global City' in the global network.

The history of Warsaw is defined by its resilience and symbolic rebirth, earning it the title of the 'Phoenix City.' After its rise to prominence when the capital of the Polish-Lithuanian Commonwealth was moved here in the late 16th century, the city suffered catastrophic destruction, most notably during World War



II. Following the 1944 Warsaw Uprising, Nazi forces systematically razed over 85% of the historic centre. However, the citizens mounted a comprehensive, five-year reconstruction campaign, meticulously rebuilding the Old Town, including the Royal Castle and market square, to its 17th and 18th-century appearance. This act of national determination led to the Historic Centre of Warsaw being inscribed on the UNESCO World Heritage list in 1980 as an outstanding example of a near-total restoration of a historical district.

Culturally, Warsaw is a city of sharp and compelling contrasts. Historic landmarks, such as the Royal Route, the Łazienki Park with its famous Chopin statue, and remnants of the former Jewish Ghetto, tell a powerful story of survival and heritage. Yet, this history coexists with ultra-modern architectural feats, like the Varso Tower—the tallest building in the European Union—and the iconic, Soviet-era Palace of Culture and Science, which serves as a constant reminder of the city's complex 20th-century past. Today, Warsaw boasts a rich cultural scene with world-class museums, including the Museum of the History of Polish Jews and the Fryderyk Chopin Museum, alongside a diverse and expanding culinary landscape.

For international travel and connectivity, Warsaw is served by a primary air hub: Warsaw Chopin Airport (WAW). Located approximately 11 kilometers (7 miles) from the city centre in the Okęcie district, it is the largest and best-known airport in Poland, handling both domestic and international flights. The airport offers excellent transportation links to the city center via suburban rail, bus, and taxi, making it the most convenient gateway for visitors and residents. The city is also served by the secondary Warsaw-Modlin Airport (WMI), which is primarily used by low-cost carriers.

#### MAiN FEATURES:

- \* 67m<sup>2</sup> of living space
- \* 2 Bedrooms
- \* 1 Bathrooms
- \* Stunning Views
- \* Private Parking
- \* Close to essential amenities such as supermarkets and pharmacies
- \* Close to many excellent bars and restaurants
- \* Great base from which to discover other fantastic areas of Poland
- \* Many excellent sports facilities, walking and cycling areas nearby
- \* Rental Potential through Airbnb and Booking.com

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#### **Κοινά**

Κρεβατοκάμαρες:	2
Μπάνια:	1
Τελειωμένα τετραγωνικά πόδια:	67 τ.μ
Μέγεθος αυλής:	67 τ.μ

#### **Building details**



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Building Amenities:

Elevator

**Lease terms**

Date Available:

**Contact information**

IMLIX ID:

IX7.712.712

