



## Excellent 1 Bed Apartment For Sale In Swinoujscie



### Information de l'agent

Nom:	Niall Madden
Nom de compagnie:	Esales Property Limited
Pays:	Royaume-Uni
Expérience since:	2002
Type de service:	Selling a Property
Specialties:	
Property Type:	Apartments
Téléphone:	
Languages:	English
Site web:	<a href="https://esalesinternational.com">https://esalesinternational.com</a>

### Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 89,493

#### Location

Pays:	Pologne
Adresse:	ul. Rybaki Swinoujscie
Indicatif régional:	72-600
Soumis:	11/03/2025
Description:	Excellent 1 Bed Apartment For Sale In Swinoujscie Poland

Esales Property ID: es5554527

#### Property Location

Rybaki  
Swinoujscie  
72-600  
Poland

#### Property Details

A Coastal Gem: Modern Studio Apartment in Świnoujście, Poland

Nestled in the heart of Świnoujście, Poland, a vibrant tourist city bordering Germany, lies an exceptional



opportunity to own a charming, ground-floor studio apartment. This property offers not just a home, but a gateway to a lifestyle defined by coastal beauty, convenient access to international travel, and the allure of a thriving seaside community.

## Świnoujście: A Coastal Paradise:

Świnoujście, a captivating city where Poland meets the Baltic Sea, is renowned for its expansive, sandy beaches, widely considered among the most beautiful in Poland. The city's unique location, at the mouth of the Świna River, creates a dynamic blend of maritime activity and natural splendor. The port of Świnoujście serves as a vital link between Poland and Sweden, with regular ferry services connecting the two nations.

The city's proximity to Germany adds another layer of international appeal, attracting visitors from both countries and beyond. The area is a hub for tourism, with a wealth of attractions, amenities, and recreational opportunities.

## Strategic Location and Excellent Connectivity:

This studio apartment is strategically located in the city center, providing quick access to the underground road tunnel and car ferry terminal. The Świnoujście Railway Station, just 500 meters from the ferry terminal, further enhances the city's connectivity.

For international travelers, Świnoujście is served by several airports:

- \* Heringsdorf (HDF) Airport: The closest airport, just 5 miles away, offering regional connections.
- \* Szczecin (SZZ) Airport: Approximately 34.6 miles away, providing further domestic and international flights.
- \* Berlin Brandenburg (BER) Airport: Located 111.7 miles away, a major international hub with extensive global connections.
- \* Malmö (MMX) Airport: Situated 118.7 miles away, offering connections to Scandinavia and beyond.

The city's excellent transport links make it easily accessible from various parts of Europe and the world.

## A Lifestyle of Leisure and Recreation:

Świnoujście's coastal charm extends beyond its beaches. Two modern, beautifully designed promenades, complete with cycle paths, line the beachfront, offering ample opportunities for leisurely strolls, cycling, and enjoying the fresh sea air. A plethora of restaurants and shops cater to residents and visitors alike, creating a vibrant and lively atmosphere.

Despite the city's bustling activity, Świnoujście also offers tranquil spaces for relaxation and rejuvenation. The natural beauty of the surrounding area provides a peaceful escape from the urban environment.

The apartment has been meticulously maintained and is in excellent condition, ready for immediate



---

occupancy or rental. It has been used as a weekend getaway, so it has not been used as a rental property before.

## Financial Considerations:

The monthly service charge to the building administrator is approximately £60 (300zł), a reasonable expense for the maintenance and upkeep of the building and its common areas.

## A Central Location with Easy Access to Amenities:

The apartment's central location provides easy walking access to a wide range of amenities, including restaurants, shops, and other essential services. The beach is a pleasant 20-25 minute walk away, or a short 10-minute bike ride. Cycling paths throughout the city encourage active transportation and exploration.

## Investment Potential and Lifestyle Benefits:

This studio apartment presents a compelling investment opportunity, offering the potential for rental income or a personal retreat in a thriving tourist destination. The city's growing popularity and excellent connectivity ensure a steady demand for accommodation.

Beyond its investment potential, the apartment offers a lifestyle of unparalleled convenience and enjoyment. Residents can immerse themselves in the vibrant coastal culture of Świnoujście, enjoying the beautiful beaches, scenic promenades, and diverse recreational opportunities.

This excellent 1-bedroom studio apartment in Świnoujście offers a unique opportunity to embrace a coastal lifestyle in a vibrant and well-connected city. The property's modern amenities, convenient location, and access to a thriving tourist community make it an ideal choice for investors and individuals seeking a peaceful and fulfilling life by the Baltic Sea.

## Key Features:

- \* Location: Świnoujście, Poland
- \* Property Type: Studio Apartment (Ground Floor)
- \* Size: 24.5 square meters
- \* Layout: Living room with kitchen annex, separate bathroom
- \* Features: Private basement, central location, easy access to amenities, beach access
- \* Accessibility: Near ferry terminal, railway station, and several airports
- \* Condition: Good condition, ready for occupancy or rental
- \* Service Charge: Approximately £60 (300zł) per month

This is a fantastic opportunity to own a piece of paradise in one of Poland's most desirable coastal destinations.

## About the Area



Świnoujście, a unique city in Poland, holds the distinction of being situated on islands at the mouth of the Świna River, where it meets the Baltic Sea. This geographical positioning creates a complex network of islands and waterways, adding to its maritime character. It also places Świnoujście on the border with Germany, fostering a blend of Polish and German influences. The city is renowned for its expansive, sandy beaches, often considered some of the finest in Poland, drawing tourists seeking relaxation and coastal beauty.

The city's economy is strongly tied to its port, which plays a vital role in both passenger and cargo traffic. Ferry services connect Świnoujście to Sweden, making it an important gateway for travel across the Baltic Sea. The port's activity, combined with the city's growing tourism sector, contributes significantly to the local economy. Świnoujście is also becoming increasingly known for its modern infrastructure, including an impressive underground tunnel that connects the islands, improving transportation and accessibility.

Tourism is a major driving force in Świnoujście. The city's beaches, promenades, and recreational facilities attract visitors from Poland, Germany, and beyond. The combination of natural beauty, maritime activity, and cultural influences makes it a desirable destination. The city also offers a variety of amenities, including restaurants, shops, and entertainment options, catering to the needs of both residents and tourists.

Świnoujście's strategic location and diverse offerings make it a city of significant importance in the Baltic region. Its blend of natural beauty, maritime activity, and cultural influences creates a unique and appealing environment. Ongoing development and infrastructure improvements are poised to further enhance its attractiveness as a tourist destination and a vital hub for trade and transportation.

## MAiN FEATURES:

- \* 24.5 m2 of living space
- \* 1 Bedroom
- \* 1 Bathroom
- \* 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

Contact us today to buy or sell property in Poland fast online

Condition: Excellent

## Commun

Salle de bains: 1  
Pied carré fini: 25 m<sup>2</sup>



# IMLIX

**Marché immobilier IMLIX**  
<https://www.imlix.com/fr/>

---

## Lease terms

Date Available:

## Information additionnelle

Virtual tour URL: <https://www.youtube.com/embed/0Rg3UVnEAUQ>

## Contact information

IMLIX ID: IX6.711.039

