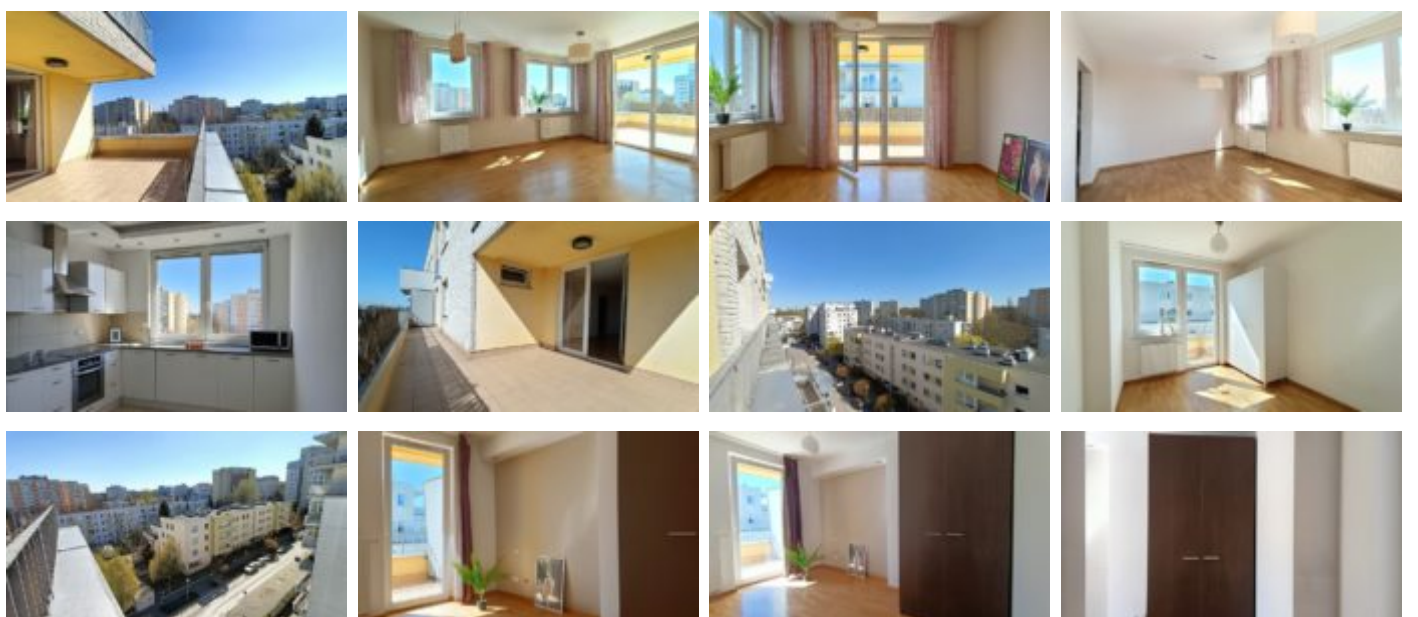


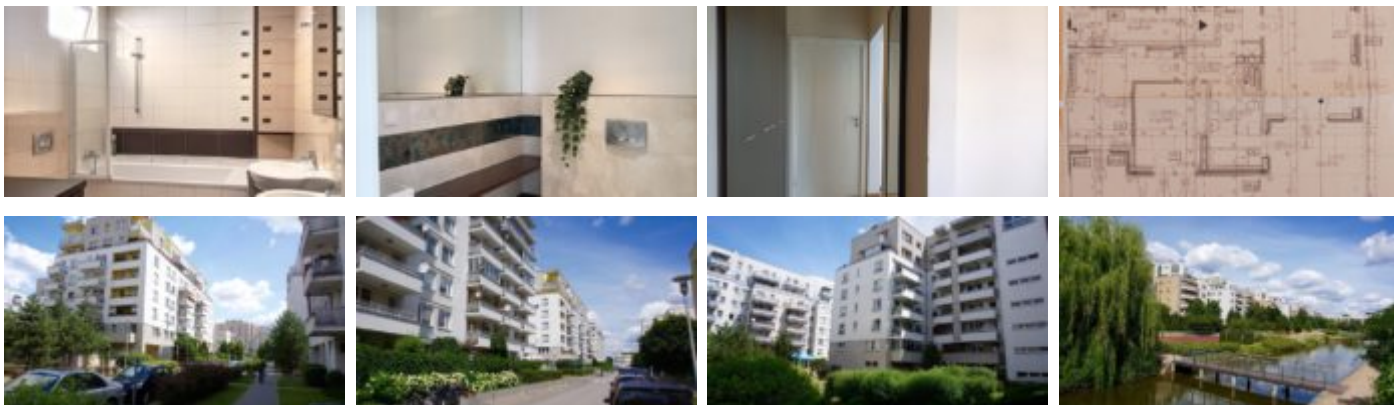
## Wohnung 76 m²

3  
zimmer

6  
Etage

Preis **1 654 000 PLN**  
preis pro m<sup>2</sup> **21 508 PLN**





## Angebotsbeschreibung:

PRESTIGIOUS 3-ROOM APARTMENT IN MARINA MOKOTÓW | 77 m<sup>2</sup> | UL. RAJSKA | LARGE TERRACE

Discover a unique opportunity! A unique 3-room apartment in the prestigious Marina Mokotów estate, with a large, sunny, terrace. Situated in an excellent location, this modern residential complex offers a harmonious combination of elegance, safety and comfort, making it one of the most valued addresses in Warsaw.

PROPERTY OVERVIEW: • Location: Marina Mokotów, Górny Mokotów, Wyględów

- Address: ul. Rajska 3
- Area: 77 m<sup>2</sup>
- Rooms: 3
- Terrace: 30 m<sup>2</sup> (corner apartment on the south-west side)
- Floor: 6 (with elevator)
- Garage: Underground parking space available for an additional fee of PLN 60,000
- Condition: Unfurnished
- Monthly maintenance fee: PLN 1,300.

APARTMENT DESCRIPTION: This perfectly designed and bright apartment is characterized by a very functional layout. Thanks to large windows facing 2 sides of the world, it is very bright and quiet. A unique advantage is the large – 30 meter – sunny terrace.

- Living room (21 m<sup>2</sup>): Spacious, sunny space with large windows and direct entrance to the 30 m<sup>2</sup> terrace, offering views of the Wyględów estate.
- Kitchen (10.6 m<sup>2</sup>): Separate, with a window, fully equipped with modern cabinets and household appliances.
- 2 Bedrooms:
  - Master bedroom (13 m<sup>2</sup>) with large windows overlooking the terrace.
  - Second bedroom (11 m<sup>2</sup>) also with access to the terrace, ideal as a child's room or home office.
- Bathroom (8 m<sup>2</sup>): Spacious, equipped with toilet, bathtub, shower set, 2 sinks and washing machine, complemented by a small window for ventilation.
- Separate toilet (2.7 m<sup>2</sup>): with sink.
- Terrace (30 m<sup>2</sup>): A unique advantage providing a private outdoor area with a southwest view. Entrance to the terrace from all 3 rooms.

ABOUT THE MARINA MOKOTÓW ESTATE: Marina Mokotów is an exclusive, guarded and monitored housing estate designed by the renowned Kuryłowicz & Associates studio. This 22-hectare community offers lush green areas, a private lake, playgrounds, sports fields, as well as various

service and catering establishments. Over 60% of the area is dedicated to green landscapes, which provides a peaceful and comfortable living environment in the city.

**EXCELLENT LOCATION AND EXCELLENT CONNECTIVITY:**

- Ideally located in Upper Mokotów, between Ractawicka, Żwirki i Wigury and Woronicza streets.
- Convenient access to public transport, with many bus lines and a nearby SKM station, which ensures easy travel around Warsaw.
- Close to key institutions such as the Medical University, University of Warsaw Ochota Campus and leading business centers. Close to Chopin Airport.
- Nearby are recreational areas, including Mauzoleum Park and Pole Mokotowskie, ideal for outdoor activities.
- A vibrant area with restaurants, shops, schools, kindergartens and medical facilities within walking distance.

**PRICE AND CONTACT:** This unique apartment is the perfect choice for those looking for a prestigious address, excellent amenities and a high standard of living. For more information and to schedule a private visit, 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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**Du bist an dieser Immobilie interessiert**  
**kontaktiere uns für einen Termin.**

**Ruf uns an**  
**+48 537 500 745**

**Eine Nachricht senden**  
**biuro@warsawproperties.pl**