

Warszawa, Wola

## Wohnung 46 m<sup>2</sup>

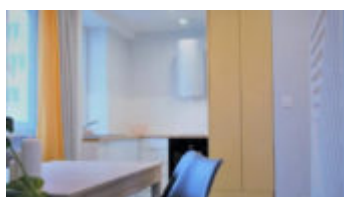
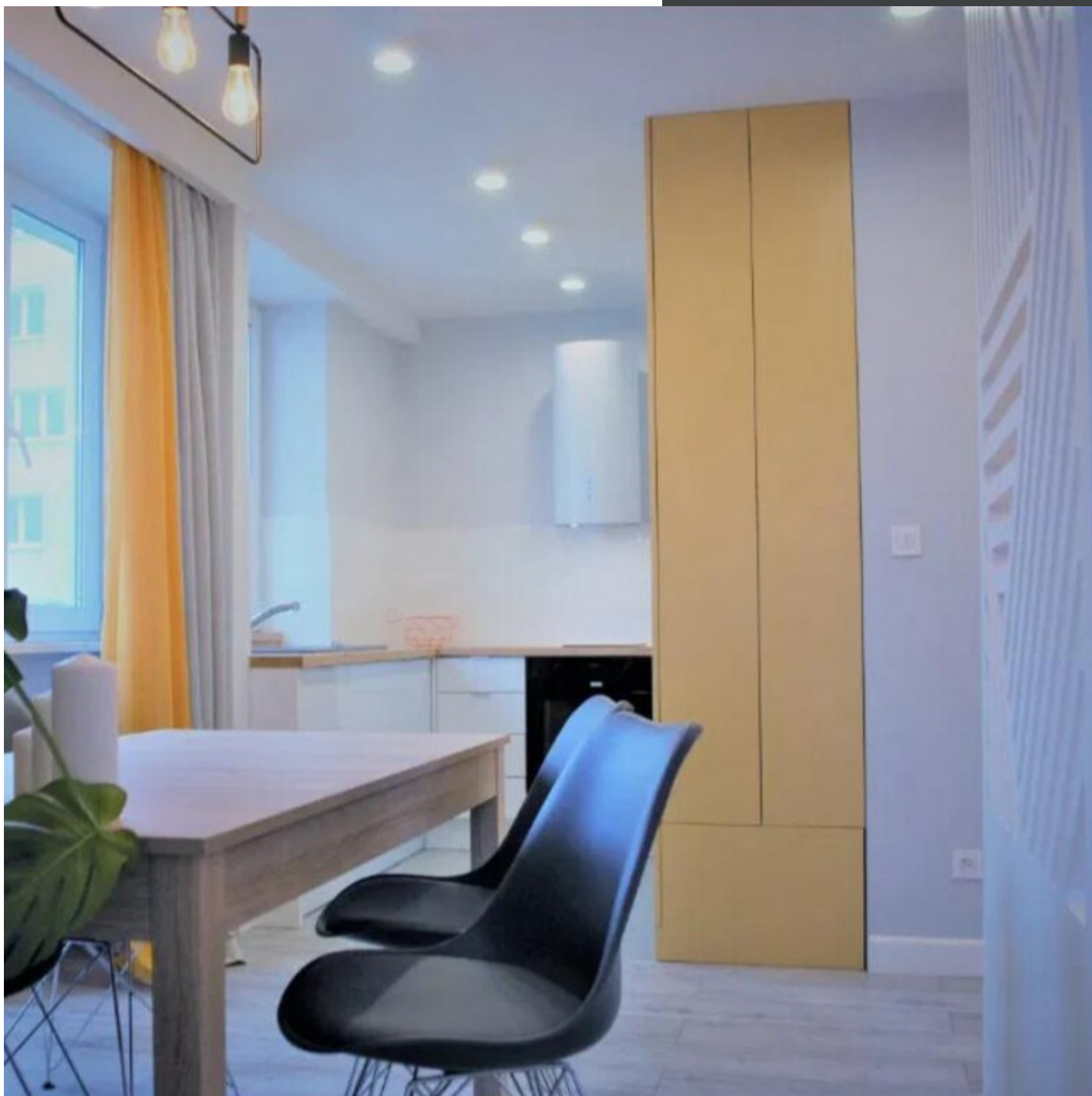
46  
meter

3  
zimmer

8  
Etage

## Verkäufe

Preis **1 050 000 PLN**  
preis pro m<sup>2</sup> **22 678 PLN**





## Angebotsbeschreibung:

Air-conditioned, renovated, bright, 2-bedroom apartment located on the 8th floor, in a prime location, right next to the Rondo ONZ metro station, Norblin Factory, and Warsaw Brewery.

RONDO ONZ | 46.3 m | PAŃSKA | 2 BEDROOM APARTMENT | RENOVATED AND FURNISHED

An excellent investment opportunity. Price open for serious negotiation.

**BUILDING:** The building is undergoing a general renovation of the facade and common areas. The final stage of renovation work is underway – the building will gain a completely new facade, be insulated, and visually refreshed. All balconies will be replaced with modern glass structures with steel elements. This renovation will significantly improve the buildings' appearance and functionality. The building has two elevators, a bicycle room, and CCTV. The apartment also includes a basement.

**APARTMENT:** Bright and elegant, modernly equipped, after a general renovation in 2020 – AIR CONDITIONING in every room (3 units). Additionally, there's a storage room. It consists of a living room (approx. 19 m<sup>2</sup>) connected to a modern kitchenette (4.8 m<sup>2</sup>), 2 separate bedrooms (7 m<sup>2</sup> and 9.3 m<sup>2</sup>), a small hall (3 m<sup>2</sup>), and a bathroom (3.5 m<sup>2</sup>).

The apartment has 2 balconies – the larger one with access from the living room, and the smaller one with access from the smaller bedroom.

The apartment is fully furnished: – in the living room: a comfortable corner sofa, a table with 4 chairs, a TV, and a wardrobe – in the kitchenette: built-in furniture with household appliances – in the bedrooms: beds and wardrobes – in the bathroom: a cabinet above the toilet and under the sink.

The investment is complete; the property is currently rented (lease ends at the end of March 2026) – it requires no investment, and you can start profiting from the rental income immediately after purchase.

**LOCATION:** The property's prestigious location in the very center of Warsaw provides access to all city infrastructure. The RONDO ONZ metro station and the iconic NORBLIN FACTORY are less than a 5-minute walk away. A 10-minute walk takes you to EUROPEAN SQUARE, WARSAW BROWARY, and RONDO DASZYŃSKIEGO. The area boasts numerous retail and service outlets, entertainment options, and business centers—Warsaw Spire and Rondo 1. Excellent transportation links provide quick access to both the city center and other districts of Warsaw. Numerous bus and tram stops are nearby.

**OPTIONAL:** A surface parking space is available for rent .

The apartment is fully owned and has a land and mortgage register.

Monthly administrative fee: PLN 560.

As a real estate agency, we charge a commission for our brokerage services.

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**Du bist an dieser Immobilie interessiert**  
**kontaktiere uns für einen Termin.**

**Ruf uns an**  
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