

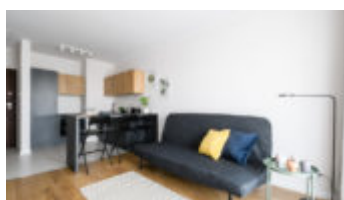
Warszawa, Praga-Południe

## Wohnung 33 m<sup>2</sup>

33 meter | 1 zimmer | 8 Etage

## Vermietung

Preis **2 900 PLN**  
preis pro m<sup>2</sup> **88 PLN**



## Angebotsbeschreibung:

APARTMENT WITH SEPARATE BEDROOM | LARGE BALCONY | 33 M | MODERN EQUIPMENT | NEW APARTMENT BUILDING | SOHO FACTORY | FULLY EQUIPPED

**LOCATION:** The Feniks apartment building is located in the central part of old Praga, in a well-connected place. Right next to the avant-garde areas of Soho Factory, near the Warszawa Wschodnia Railway Station. Within a few hundred meters there is the Neon Museum and the SWPS University.

The areas around Soho Factory have been undergoing intensive revitalization in recent years. New housing estates fit into the panorama of old Praga, creating a space full of dynamics and contrasts. Soho Factory is an avant-garde space for culture and business. Post-industrial buildings have been transformed into an artistic space, maintaining the loft character of the buildings. There are fashionable clubs, restaurants, galleries, theaters and cinemas here. Numerous events are organized, among which everyone will find something for themselves.

**BUILDING:** Feniks residential building in the SOHO estate, at Żupnicza Street, commissioned in 2018. The building houses a grocery store and an underground car park.

**APARTMENT DESCRIPTION:** The apartment consists of a living room with a kitchenette and a bedroom area separated by a half-wall. The apartment has large windows and access to a large terrace. The modernly furnished apartment is very bright and spacious, the kitchenette is separated from the living room by an island, where you can eat meals. In the apartment you will find the equipment necessary for everyday life – a kitchenette equipped with cutlery and dishes, a washing machine, kitchenware and spacious wardrobes.

Living room: double sofa bed, TV, coffee table

Kitchen: induction hob, oven, fridge with freezer, dishwasher, electric kettle

Bedroom area: comfortable double bed 160×210, wardrobe, bedside table

Bathroom: bathtub, sink, toilet, washing machine

Hallway: wardrobe

The apartment comes with 1 parking space in the underground garage (PLN 150/month) – renting is mandatory.

Rent price: PLN 2,900/month + PLN 557 administrative fee and advance payments for water/heating, waste collection, PLN 150 parking space.

Electricity payable according to consumption. Deposit: PLN 3,400. 12-month lease.

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.

**DISTRICT:** There are many shops nearby where you can do your daily shopping, and the Różycki Bazaar and Galeria Wileńska shopping centre are also nearby. There are numerous kindergartens and schools in the area. On Brzeska Street, in the building of the former railway hospital, there is the Praga Medical Centre. The nearest neighbourhood offers many interesting places to relax. There is an indoor swimming pool with a sports pool in the area. In the summer, a walk is enough to find yourself on the Vistula beach and take advantage of the offer of trendy clubs operating there, such as La Playa, Plażowa and Temat Rzeka, or on the lively Żąbkowska Street with its atmospheric pubs. You can also spend time pleasantly in one of the two parks: Skaryszewski or Praski, or go on a trip to

the ZOO.

TRANSPORT: Bus stop nearby (Chodakowska 01) – lines 123, 173, 202 provide easy access to the Stadion Narodowy metro station. The nearest tram stop (Gocławska) is located 850 m from the apartment. Stadion Narodowy metro station is a 20-minute walk away.

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

**Ruf uns an**  
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