

Warszawa,

## Apartment 76 m<sup>2</sup>

76  
meters

3  
rooms

3  
floor

**Sale**

Price **1 374 000 PLN**  
price for m<sup>2</sup> **18 000 PLN**





## Description:

A large, elegant apartment in the very center of Miasteczko Wilanów – in Aura Park, a modern residential complex.

WILANÓW | 76.34 m | SARMACKA STREET | 3 ROOMS + BATHROOM + TOILET | BALCONY | 3RD FLOOR

LOCATION: Aura Park is an elegant housing estate with its own infrastructure: shops, boutiques, lots of manicured greenery and playgrounds for children. Located in the heart of the town of Wilanów, at the intersection of Klimczaka and Sarmacka streets. Inside the residential complex, there are nicely landscaped green patios (with ponds) and 2 playgrounds for children. The estate has a 24-hour reception and security, and is constantly monitored. A modern complex of buildings, facade finished with sandstone, wood and aluminum, create a comfortable living space.

APARTMENT DESCRIPTION: Bright, comfortable, 3-room apartment, finished with high-quality materials (natural stone, parquet floors), according to an individual design, with numerous, spacious wardrobes and a comfortable, bright kitchen. The apartment has two sides – south/north.

- large living room – with large windows facing south (to the green patio of the estate), with access to the balcony
- kitchenette – C-shaped, equipped with kitchen furniture and household appliances, countertops and floors made of natural granite, suspended ceiling with lighting
- bedroom – with a balcony window and a wardrobe and a double bed
- 2nd bedroom – with a large window and 2 wardrobes
- bathroom – with a bathtub, finished in natural stone with a lockable recess for a washing machine
- toilet – with a washbasin, also finished in natural stone (entrance from the hall)
- hall with a built-in wardrobe, suspended ceiling and specially designed lighting
- large windows with wooden joinery

The apartment includes 2 parking spaces in the underground garage (platform) for PLN 40,000 – additionally.

The apartment has been repainted, the apartment is fully functional, ready to move in. Full ownership. The monthly rent for the community with advance payments for utilities is approximately PLN 1,000. As a real estate agency, we charge fees for the agency service in the form of commission.



This announcement is for information purposes only and does not constitute an offer within the meaning of Art. 66 § 1 of the Civil Code

AREA: Aura Park is a modern residential complex located in the very center of Miasteczko Wilanów, close to numerous walking and cycling paths and recreational areas – at the intersection of Sarmacka and Klimczaka streets. The town offers its residents full urban infrastructure – numerous restaurants, cafes, service premises, medical centers, Medicover hospital, cultural centers, schools, kindergartens and nurseries. Nearby there are attractive recreational areas – the park and the Wilanów Palace, the Culture Park in Powsin, the Kabacki Forest, and Lake Czerniakowskie. Wilanów is one of the most dynamically developing districts of Warsaw, offering comfortable conditions for living and resting after work.

COMMUNICATION: The town of Wilanów is well connected to the center of Warsaw – both by car and public transport. The recently opened Warsaw bypass provides quick access to other districts of the city. Bus stops are located near the Aura Park estate. In the coming months, a fast tram line will be put into operation, running along Sobieskiego Street, which will provide a convenient connection to the metro and the entire Mokotów.

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**You are interested in this property**  
**contact us and make an appointment.**

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**Send message**

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