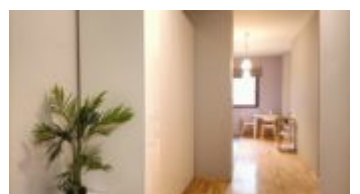
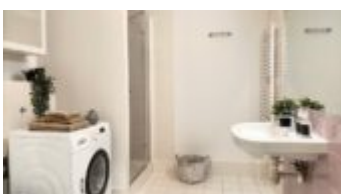
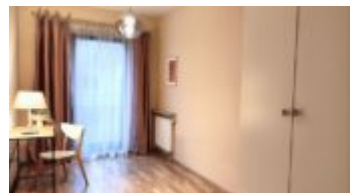


Warszawa, Wilanów  
**Apartment 93 m<sup>2</sup>**

בתיים 5 200 PLN  
m<sup>2</sup> 56 PLN

93 | 3 | 2  
רטמ | ה'גוקופ | קמזק





## Description

Spacious and quiet apartment in Aura Park – a modern residential complex in the heart of Miasteczko Wilanów.

AIR CONDITIONING | MIASTECZKO WILANÓW | 93 m | SARMACKA | 3 ROOMS | 2 BALCONIES | 2ND FLOOR

LOCATION: Aura Park is an elegant estate in the very center of Miasteczko Wilanów with a playground for children, with a lot of well-groomed greenery. Located at the intersection of Klimczaka and Sarmacka streets. In the middle of the residential complex, nicely developed, green patios (with ponds). The estate has a reception and security, it is constantly monitored. Within walking distance there are numerous restaurants, bars, cafes, confectioneries and shops as well as the Royal Wilanów recreational areas.

APARTMENT DESCRIPTION: AIR-CONDITIONED – quiet, sunny, 2-bedroom apartment with a large balcony overlooking the greenery (between buildings). Second balcony in the larger bedroom.

- air-conditioned living room with seating area, connected by a passage with the kitchen (large sofa, table, chairs, cabinets)
- large balcony overlooking the greenery (with cat protection)
- fully equipped kitchen with table and chairs
- bedroom equipped with a double bed with a mattress and a wardrobe, with access to the 2nd balcony
- second bedroom with wardrobe and desk
- bathroom with large shower cubicle

The apartment is equipped with wardrobes (in the hall and bedrooms).

The owner offers a parking space for rent in a neighboring estate.

### RENTAL TERMS:

Rent price: PLN 5,200/month

Administrative rent: approx. PLN 1,400

Deposit: PLN 6,600

Lease for min. 12 months

The tenant pays for electricity according to consumption and any underpayments resulting from water and heating consumption (settled once a year based on settlements with the administration).

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

SURROUNDING AREA: Aura Park is a modern housing complex located in the very center of Miasteczko Wilanów, near numerous walking and cycling paths – the intersection of Sarmacka and Klimczaka streets. Miasteczko offers its residents full urban infrastructure – numerous restaurants, cafes, service premises, medical centers, Medicover hospital, cultural centers, international schools, kindergartens and nurseries. Nearby are attractive recreational areas – the park and Palace in

Wilanów, the Culture Park in Powsin, Kabacki Forest, Czerniakowskie Lake. Wilanów is one of the most dynamically developing districts of Warsaw, offering comfortable conditions for living and resting after work.

COMMUNICATION: Miasteczko Wilanów is well connected to the center of Warsaw by car and public transport. The Warsaw bypass being built nearby will improve access to other districts of the city. Bus stops are located near Aura Park. In the coming years, a fast tram line will be built, running along Sobieskiego Street, which will provide a convenient connection to the metro and the entire Mokotów district.

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## You are interested in this property

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