

Warszawa, Mokotów

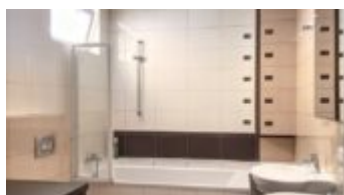
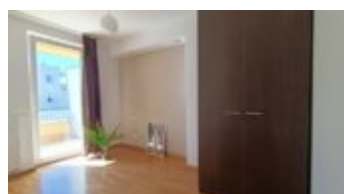
XXXXXX 76 m²

76 | 3 | 6
метрів | кімнати | Поверх

Ціна **1 654 000 PLN**
ціна за m² **21 508 PLN**



REZERWACJA





PRESTIGIOUS 3-ROOM APARTMENT IN MARINA MOKOTÓW | 77 m² | 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 m²
- Rooms: 3
- Terrace: 30 m² (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.
- On the estate: locked bicycle storage rooms for residents.

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 m²): Spacious, sunny space with large windows and direct entrance to the 30 m² terrace, offering views of the Wyględów estate.
- Kitchen (10.6 m²): Separate, with a window, fully equipped with modern cabinets and household appliances.
- 2 Bedrooms:
 - Master bedroom (13 m²) with large windows overlooking the terrace.
 - Second bedroom (11 m²) also with access to the terrace, ideal as a child's room or home office.
- Bathroom (8 m²): Spacious, equipped with toilet, bathtub, shower set, 2 sinks and washing machine, complemented by a small window for ventilation.
- Separate toilet (2.7 m²): with sink.
- Terrace (30 m²): 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.

At the entrance there are lockable bicycle storage rooms for residents as well as standard bicycle racks, so that owners can feel safe about their two-wheeled property.

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 Racławicka, 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.

Warsaw Properties Sp. z o.o. is a real estate agency registered in the Sąd Rejonowy dla M. St. w Warszawie, KRS 0000404000, NIP 525-242-62-80, REGON 142951000. The company is a member of the Polish Association of Real Estate Agents (Związek Real Estate Agents w Polsce).

Warsaw Properties Sp. z o.o.
+48 537 500 745

Warsaw Properties Sp. z o.o.
biuro@warsawproperties.pl