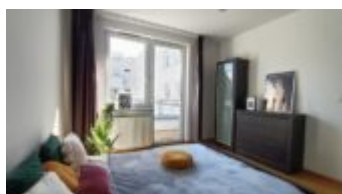


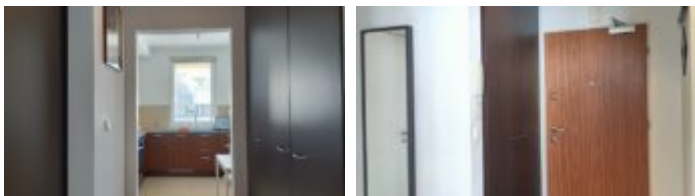
Warszawa, Mokotów

XXXXXX 58 m<sup>2</sup>

58 метрів | 2 кімнати | 6 Поверх

Ціна **1 189 000 PLN**  
ціна за m<sup>2</sup> **20 500 PLN**





## COMFORTABLE AND ELEGANT 1-BEDROOM APARTMENT IN MARINA MOKOTÓW | 58 m<sup>2</sup> | RAJSKA STREET | TWO BALCONIES

Very bright and functional apartment located on the 7th floor in the prestigious Marina Mokotów estate. This property, located in one of the most desirable residential complexes in Warsaw, offers the perfect combination of style, safety and convenience.

### PROPERTY DETAILS:

- Location: Marina Mokotów, Górny Mokotów, Wyględów
- Address: ul. Rajska 3
- Area: 58.30 m<sup>2</sup>
- Rooms: 2
- Balconies: 9 m<sup>2</sup> and 4.3 m<sup>2</sup> (city and patio view, east/west orientation)
- Floor: 6 (with elevator)
- Parking: Underground parking space available for an additional fee of PLN 60,000
- Condition: Fully furnished
- Monthly administrative fee: PLN 1,200 MOST

**IMPORTANT FEATURES OF THE APARTMENT:** This carefully designed apartment offers a functional layout, lots of natural light (apartment on 3 sides of the world) and as many as 2 balconies, making it an ideal place for a city break.

- Living room (20.3 m<sup>2</sup>): Bright and spacious space with large windows with direct access to a larger balcony. Equipped with a dining table and chairs, a coffee table and a TV cabinet with a TV.
- Kitchen (7.4 m<sup>2</sup>): Separate, well-lit kitchen fully equipped with cabinets and household appliances, including a dishwasher and microwave.
- Master bedroom (13 m<sup>2</sup>): Furnished with a king-size bed and offering direct access to a smaller terrace.
- Wardrobe in the hallway (2.5 m<sup>2</sup>): Providing plenty of storage space.
- Bathroom (6 m<sup>2</sup>): Spacious bathroom with bathtub, shower, toilet, sink and washing machine. There is a small window in the bathroom.
- Balconies: The 9 m<sup>2</sup> balcony on the east side overlooks the Marina estate and Wyględów, while the 4.3 m<sup>2</sup> balcony on the west side overlooks the peaceful inner patio.

**MARINA MOKOTÓW ESTATE:** Designed by the esteemed Kuryłowicz & Associates studio, Marina Mokotów is a prestigious, gated housing estate offering 24-hour security and surveillance. The 22-hectare estate is characterized by lush greenery, a private lake, playgrounds, sports fields, as well as many shops, cafes and restaurants. Over 60% of the area is dedicated to landscaped gardens, which provides a peaceful living environment in the heart of the city.

**EXCELLENT LOCATION AND EXCELLENT TRANSPORT CONNECTIONS:** • Ideally located near Woronicza, Etiudy Rewolucyjna, Racławicka streets and Żwirki i Wigury Avenue.

- Well connected by public transport: bus lines and the nearby SKM station facilitating hassle-free travel around Warsaw.
- Close to renowned universities such as the Medical University, the Ochota Campus of the University of Warsaw and key business centers.
- Surrounded by green areas, including Mauzoleum Park and Pole Mokotowskie, ideal for outdoor sports.
- A vibrant area with numerous restaurants, shops, schools, kindergartens and medical facilities within walking distance.

PRICE AND CONTACT INFORMATION: This unique apartment is an ideal choice for those looking for a great location, top-class amenities and a comfortable standard of living. For more details and to schedule a private viewing, 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



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