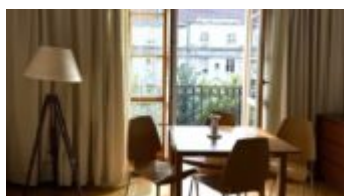


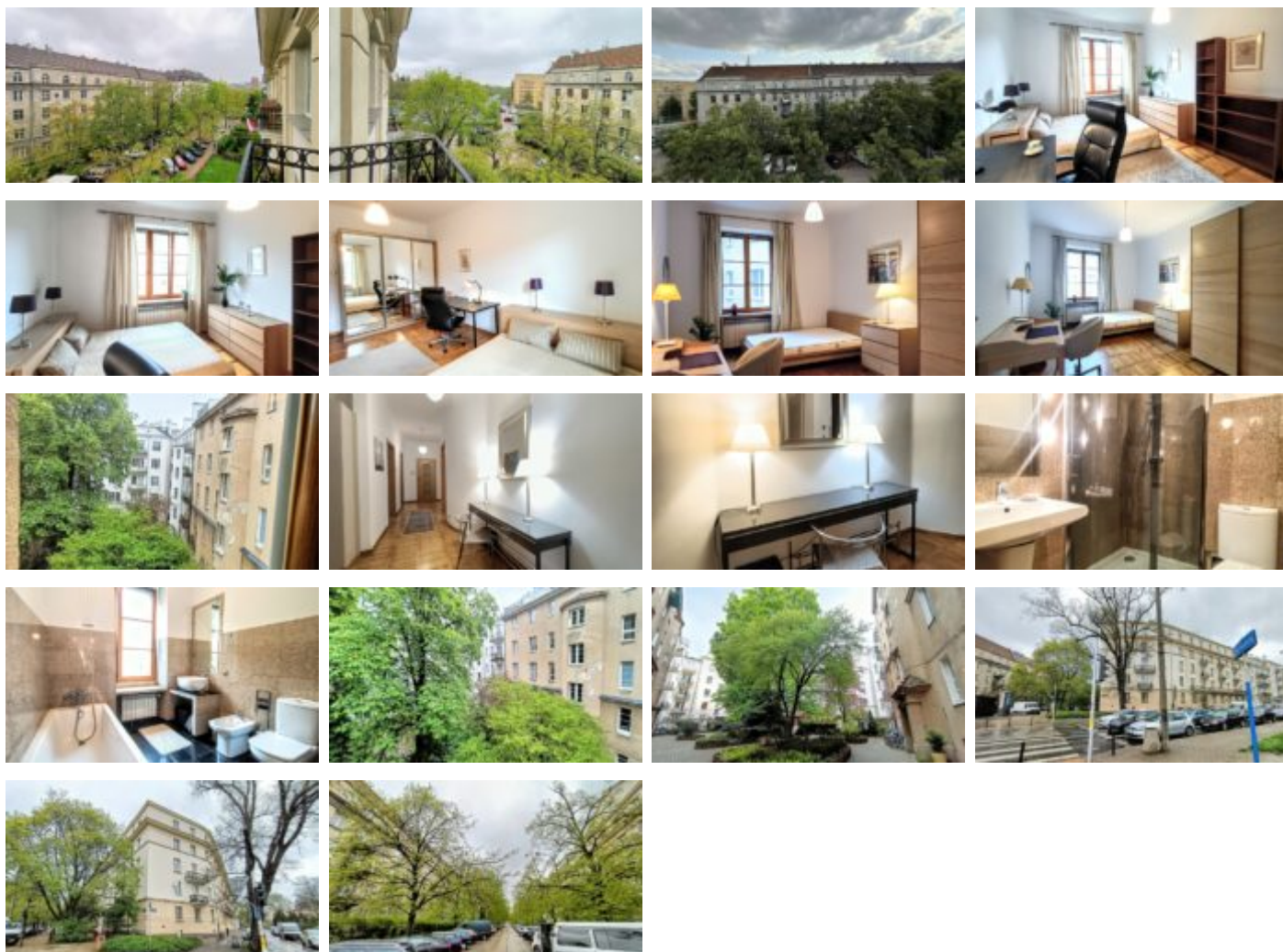
Warszawa, Ochota

XXXXXX **106 m<sup>2</sup>**

106 метрів | 3 кімнати | 3 Поверх

Ціна **5 800 PLN**  
ціна за m<sup>2</sup> **55 PLN**





Large (106m<sup>2</sup>), stylish apartment in a pre-war tenement house in Stara Ochota, close to the Filters and the Aviator Monument.

STARA OCHOTA – NEAR NARUTOWICZ SQUARE | PRESTIGIOUS LOCATION | HISTORICAL TENEMENT HOUSE | NEXT TO THE OCHOTY THEATRE AND MOKOTOWSKIE FIELD | 106 M<sup>2</sup> | BALCONY | GREAT COMMUNICATION POINT

**BUILDING:** A pre-war, stylish tenement house located in the modernist district built around Narutowicz Square, in the vicinity of Filtry – Old Ochota (next to the Aviator Monument). The district has retained its pre-war layout of streets and squares. The tenement house stands at the intersection of Raszyńska Street and the quiet, green Uniwersytecka Street. It is preserved in very good technical condition, with a beautiful green courtyard (closed to vehicular traffic). The building was built in 1935 and has retained the pre-war layout of staircases and apartments. There is no elevator in the tenement house.

**APARTMENT DESCRIPTION:** Beautiful, spacious and stylish apartment on the 3rd floor in a well-kept, old tenement house (no elevator).

The apartment has retained its original interior layout – a long hallway leads to all rooms.

– bright living room with a large window and access to a small balcony (south facing) overlooking the quiet Uniwersytecka Street (fully furnished)

- 2 large, separate bedrooms (both fully furnished – beds with mattresses, large wardrobes, chests of drawers and desks)
- large, bright kitchen with kitchen furniture and household appliances
- bright bathroom with bathtub and shower
- second bathroom with shower
- hall with wardrobes, mirror and console

Rent: PLN 5,800 / month

Administrative rent, heating, advance payments for water and garbage collection – approx. PLN 1,500  
Electricity and utilities above the flat-rate are payable according to consumption.

As a real estate agency, we charge a one-time commission for our brokerage services (half of the rent + VAT). This announcement is for information purposes only and does not constitute an offer within the meaning of Article 66 § 1 of the Civil Code

LOCATION; The tenement house is located at the intersection of Raszyńska and Uniwersytecka streets (view from the windows onto the quiet Uniwersytecka street), facing the Ochota Theater building. Around the prestigious district, built in the 20s and 30s of the last century – Stara Ochota. Currently, it is one of the most attractive locations in Warsaw. Around the full infrastructure of places, fashionable cafes, stylish restaurants, schools, kindergartens, clinics. Nearby recreational areas: Pole Mokotowskie, sports grounds around Skra, Sue Ryder square. Nearby are the vast areas of the Medical University and the Ochota Campus of the University of Warsaw.

COMMUNICATION: There are numerous bus stops and tram lines within walking distance of the building. The city center can be reached in a few minutes. Raszyńska Street/Trasa Łazienkowska is close by – one of the main arteries of the city.

Wszystkie dane mają charakter poglądowy i nie stanowią oferty. Wynajem w całości lub części jest możliwy tylko po uprzednim uzgodnieniu z właścicielem.

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