



Office premise for sell

Area	Net price	Floor	Tax
91.08 m2	2 600 000 PLN	1	exempt



OPIS OFERTY

An exceptional property in the heart of Warsaw - a 91 m² apartment, located in an elegant building from the 1930s, designed by the well-known Warsaw architect Zdzisław Mączyński. The building impresses with its classic style - representative marble staircases, glass front doors and a beautiful wooden elevator create a unique atmosphere of pre-war Warsaw.

The apartment is double-sided, quiet and very well lit thanks to huge wooden box windows. It consists of three spacious rooms, a large hall, a smaller hallway, a bathroom, a separate kitchen and a practical pantry. The height of the rooms is as high as 3.05 meters, which further enhances the impression of space. All rooms are connected by double doors, and each of them can also be accessed directly from the hallway.

On the floors there is original parquet flooring, and solid, thick walls provide acoustic and thermal comfort. The layout of the apartment gives great arrangement possibilities - ideal both for living and for a representative office or law firm.

The building is in very good technical condition - after replacement of all installations and liquidation of gas stoves. In the coming plans of the community - the renewal of the facade. All city utilities. There is a possibility to rent a parking space in the nearby underground garage.


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Basic

Offer number	1289/LBS/MAX
Price m2	28 546.33 PLN
Primary market	No
Condition of the premises	Needs total renovation
Rooms count	4

Standard

Air-conditioning	No
Forced ventilation	No
Opening Windows	Yes
Suspended ceilings	No
Raised floors	No
Optical fiber	No
Okablowanie komputer.	No
Electrical wiring	No
Telephone wiring	No

Security

Smoke detectors	No
Access control	No
Sprinklers	No
Alarm	No

Media and equipment

Heating	Urban central heating
Hot water	City water
Gas	Yes
Power	No
The number of toilet	2
Room height	350 cm

Building

Year of construction	1930
Type of building	Tenement house
The State of the building	Very good
Number of floors	5
Elevator	Yes

Security building

Monitoring	No
The protection of the	No
Reception	No
Enclosed land	No
Intercom	Yes