

Price  
**749 000 zł**  
 6 570 zł/m<sup>2</sup>

Mint Property presents a semi-detached house, located in a fenced intimate and modern development in Balice (Kraków County, Zabierzów Municipality) in a very attractive, quiet, green area.

The house is in developer condition: masonry walls made of ceramic hollow bricks, partition walls made of ceramic hollow bricks, concrete screed on the floors, PVC vertical windows - triple glazing, double-function furnace, ceramic tile on the roof, water and sewage system without white assembly, intercom system, alarm system.

The house with an area of 114,14 m2 consists of:

**GROUND FLOOR:**

vestibule  
 utility room  
 bathroom  
 living room with kitchenette  
 garage

**ATTIC:**

hallway  
 room 1  
 room 2  
 room 3  
 room 4  
 bathroom

The house has a garden of 126 m2 and a garage in the body of the building of 15,47 m2. In addition, there is a parking space in front of the garage of the building.

Heating and hot water- dual-function furnace.

Additional space not included in the square meter of the building is an attic of 12 m2, which can be used as an additional room or storage space.

**Lokalizacja:**

The property is located in a very good location in terms of communication, close to A4 highway, Balice airport and in terms of proximity to service and commercial points (stores, restaurants, kindergartens, schools, sports fields or recreational areas).

In close proximity is, among others, the Zabierzowski Forest (one of the largest forest complexes in the vicinity of Krakow, you can run, walk, bike Nordic walking, horseback riding, picnicking, a large number of hiking trails), Grzybowska Valley, Kmita Rock Nature Reserve and many others.

**Cena:**

Price: 749 000 PLN

Sale on the basis of assignment of the developer's contract. Buyer exempt from paying PCC tax (2% of the purchase price).

We invite you to contact us and to property presentations.

Martyna Wenk



Size	Rooms	Bedrooms	Bathrooms
114.00 m <sup>2</sup>	6	4	2

**Dodatkowe udogodnienia:**

-  Garden
-  Parking