

## Representative apartment in the City Center

Price

**4 100 000 zł**

**24 405 zł/m<sup>2</sup>**



**KRAKÓW**

Stefana Batorego



**Mint Property presents a five-room apartment with an area of 168 m<sup>2</sup> located at ul. Stefana Batorego.**

The property located in the representative 'Piano Nobile' is located on the first floor of a three-story tenement house from 1886, designed by Stefan Landsberger, which includes:

- Living room - 31 m<sup>2</sup>
- Kitchen with dining room - 31 m<sup>2</sup>
- Bedroom - 21 m<sup>2</sup>
- Bedroom - 20 m<sup>2</sup>
- Bedroom - 31 m<sup>2</sup>
- Bathroom with toilet - 10 m<sup>2</sup>
- Communication - 12 m<sup>2</sup>
- Entrance hall - 12 m<sup>2</sup>
- Utility room - 4 m<sup>2</sup>

In addition, the property includes a balcony and a cellar with an area of 20 m<sup>2</sup>. The layout of the property is shown in the projection attached to the offer.

The apartment has undergone a thorough renovation while preserving and respecting all historical values:

- renovation of historical coffers and parquet floors made of solid oak / sanding and varnishing three times with ecological varnish (semi-matt)
- renovation, restoration of all original solid wood doors, original hinges and brass handles from the era.
- damaged plasters and finishing coats were reconstructed, the walls were painted with ecological paints.
- all electrical installations have been replaced in accordance with applicable norms and standards.

The interiors of the apartment have been designed with great attention to detail. Plinths and stuccoes as well as classicist plafonds characteristic of this era and art have been recreated. Especially for this interior, an individual design of original lamps was made, matching the proportions to the volume and height of the rooms, which are almost 4 m high. The lamps throughout the apartment have the same design with art deco motifs and colors, they differ only in size and finish, which creates a coherent concept for the entire project.

Southeast exposure. Gas heating from a combi oven. The administrative rent is PLN 1,200. The tenement house, yard and outbuilding are very

**Dane agenta:**

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Size	Rooms	Bedrooms	Bathrooms	Floor
168.00 m <sup>2</sup>	5	4	1	1

### Dodatkowe udogodnienia:



Balcony

### KRAKÓW

ul. Grzegorzewska 67h/174  
31-559 Kraków  
784 688 225

### RZESZÓW

Al. mjr. Wacława Kopisto 8 a/59  
35-315 Rzeszów  
794 143 794

### DĘBICA

Rynek 21  
39-200 Dębica  
535 158 662