

Price  
**800 000 zł**  
 8 602 zł/m<sup>2</sup>

MINT Property is pleased to present a modern and functional, two-level terraced house from 2022, located in Rudawa (Kraków County, Zabierzów Municipality) in a quiet and green area.

The property has a usable area of 93 m<sup>2</sup> (98.30m<sup>2</sup> of total area) and consists of:

FIRST FLOOR

living room with kitchenette  
 room / study  
 bathroom  
 vestibule

FIRST FLOOR:

master bedroom  
 bedroom  
 bedroom/wardrobe  
 bathroom  
 hallway

From the living room there is an exit to the garden of 250 m<sup>2</sup>. Additional space not included in the square meter of the building is the attic, which can be used as storage space.

The house is located on an intimate estate. It was put into use in 2022. Heating and hot water from its own dual-function gas furnace (De Dietrich). Triple-glazed windows, burglar-proof front door. The house is equipped with underfloor heating on the first floor and the first floor. Installation of central heating, water and sewage, electrical system, internet (fiber optic), water softener. The building is insulated with 15cm polystyrene foam with thin-coat plaster.

Exposure of windows from the living room south and from the bedroom / study north. The layout of the property is presented in the projection attached to the offer.

The interiors are bright and airy. Bathroom and closet cabinets as well as staircase balustrades were made to measure. On the paternal floor stoneware tiles, on the first floor panels m ( Oak Athabasca Vision 4V). Ikea kitchen equipped with dishwasher, induction hob, oven, hood.



**Lokalizacja:**

The location is ideal for those seeking peace and quiet and a break from the hustle and bustle of the city, while providing quick access and good transportation to the city. In the immediate vicinity there are playgrounds, stores, schools, kindergartens, offices, horse riding centers, tennis courts.

The location allows quick access by car to Krzeszowice or Krakow. Nearby is the transportation point "Rudawa Osiedle",

**Dane agenta:**

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 **RUDAWA**  
Rudawa



Size	Rooms	Bedrooms	Bathrooms
93.00 m <sup>2</sup>	5	4	2

**Dodatkowe udogodnienia:**

 Garden