

## 3 rooms with a garden without PCC



Price  
**1 655 100 zł**  
24 340 zł/m<sup>2</sup>

 **KRAKÓW**  
Brązownicza



Size	Rooms	Bedrooms	Bathrooms	Floor
68.00 m <sup>2</sup>	3	2	1	parter

### Dodatkowe udogodnienia:

-  Lift
-  Balcony

Mint Property presents for sale a **3-room apartment** located in the new **U Przybyszewskiego** investment from 2023, in the Krowdrza district.

**The buyer doesn't pay PCC tax.**

The presented property with an area of **68.14 m<sup>2</sup>** is located on the ground floor of a 3-story building with an elevator and consists of:

- living room with kitchenette (26.3 m<sup>2</sup>), with access to the garden (28 m<sup>2</sup>)
- bedroom 1 (11.2 m<sup>2</sup>) with a double bed, bedside tables and a built-in wardrobe
- bedroom 2 (9.1 m<sup>2</sup>) for your own arrangement
- bathrooms with toilet, two sinks and shower (4.6 m<sup>2</sup>)
- utility room with storage space and washing machine (2.4 m<sup>2</sup>)
- hall with a spacious wardrobe

Municipal heating and hot water.

The apartment is furnished and fully equipped with all necessary household appliances (fridge, induction hob, oven, dishwasher) and high-quality custom-made furniture.

An intimate housing estate of only 112 apartments located in five three-story buildings with a gym and space for a concierge.

### Lokalizacja:

The location provides residents with peace and comfort of life. This place is dedicated to a special group of customers - people who value the combination of urban style with active life and relaxation among greenery. These areas, known as Małe Błonia, are one of the last preserved areas of natural greenery in the center of Krakow.

Near the estate there are numerous grocery stores, sports facilities, schools, kindergartens and universities.

### Cena:

Apartment and equipment: **PLN 1,655,100**

Parking space in the underground garage: **PLN 65,000**

Rent: PLN 610

**The apartment is sold with a 5-year warranty.**

**The buyer does not pay PCC tax.**

Please contact us for a presentation of

### Dane agenta:

Katarzyna Mielecka