

## 3-room apartment with a balcony overlooking Krakow

Price  
**799 000 PLN**  
 13 845 PLN/m<sup>2</sup>

Mint Property presents for sale a three-room apartment with an area of 57.71 m<sup>2</sup> located in the Prądnik Czerwony district on Józefa Łepkowskiego Street.

The property is located on the tenth floor of a ten-story building with an elevator, built in 1978. Above the apartment is an additional, full-fledged attic. The apartment comprises:

- Living room - 16,50 m<sup>2</sup>
- Bedroom 1 - 10,70 m<sup>2</sup>
- Bedroom 2 - 9,09 m<sup>2</sup>
- Separate kitchen - 7,57 m<sup>2</sup>
- Bathroom with shower - 3,60 m<sup>2</sup>
- Separate toilet - 1,33 m<sup>2</sup>
- Hallway - 9,36 m<sup>2</sup>

Additionally, the property includes a balcony with an area of 4.02 m<sup>2</sup> with a view of the entire panorama of Krakow - St. Mary's Church, Wawel Castle, the Tatra Mountains. It has two exposures: south and north. The apartment layout is shown in the attached floor plan.

Heating and hot water are provided by municipal heating. Administrative fees are approximately PLN 1,000. Additionally, electricity is charged based on consumption.

The apartment is in good condition, move-in ready, and equipped with all necessary appliances.

The apartment includes a basement. Additionally, there's the option to lease an additional storage unit of approximately 6 square meters for PLN 51 per year.

Parking spaces under the building are reserved for residents with IDs only.

### Lokalizacja:

The apartment is located on Józefa Łepkowskiego Street - in a quiet and well-connected part of Krakow, perfectly combining the comfort of everyday life with quick access to the city center. The location boasts excellent public transportation - a bus stop is just a 2-minute walk from the building. Access to several bus lines, including

### Dane agenta:

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**KRAKÓW**  
 Józefa Łepkowskiego



Size	Rooms	Bedrooms	Bathrooms	Floor
57.71 m <sup>2</sup>	3	2	1	10

### Dodatkowe udogodnienia:

-  Animals accepted
-  Lift
-  Balcony
-  Parking