

HOUSE FOR SALE

Góraszka

Lotosu · 4 rooms

Modern corner townhouse with garden, pool and gym

1 700 000 zł

13 374,24 ZŁ / M² · 127,11 M²

MAGDALENA JANAS
MAGDA JANAS NIERUCHOMOŚCI

MAGDA JANAS

01 · ABOUT THE PROPERTY

127,11 m² · 4 rooms

DETAILS

AREA	127,11 m²	ROOMS	4
HEATING	Heat pump	YEAR BUILT	2023
MARKET	Secondary	PARKING	Garage
BALCONY	Yes	TERRACE	Yes
AIR CONDITIONING	Yes	BATHROOMS	2
LEVELS	1	WINDOWS	PVC
KITCHEN	Open	HOUSE TYPE	Semi-detached
SEWAGE	Sewage	WATER	Mains
ACCESS ROAD	Paved	FENCING	Mesh
PLOT SHAPE	Other	PLOT AREA	216 m²
BEDROOMS	2	STANDARD	Luxury
PARKING SPACES	2	OWNERSHIP	Freehold
ENERGY CERTIFICATE	A	BUILDING STAGE	Finished
AVAILABLE FROM	15 October 2026	WINDOWS CONDITION	New / replaced
HEAT SOURCE	Own	TERRAIN	Flat
GARDEN	Yes	GATED COMMUNITY	Yes

PRICE

1 700 000 zł

02 · DESCRIPTION

Description

An exceptional corner townhouse with an area of **127,11 m²**, situated on a **216 m²** plot in Góraszka, in the Wiązowna municipality, less than 20 km from Warsaw.

It is a proposal for those who value comfort, functionality and the opportunity to relax in their own home. The property stands out thanks to, among other things, a **private gym, an outdoor pool with counter-current and jacuzzi, an audio system, a spacious walk-in wardrobe and a large corner garden**.

KEY FEATURES

· corner townhouse with an area of 127,11 m²

· plot of 216 m²

· outdoor pool with counter-current and jacuzzi

· private gym

· audio system with speakers in several rooms

· two bedrooms

· spacious walk-in wardrobe with fitted storage and LED lighting

· separate shoe room

· two bathrooms

· utility room with laundry function

· converted attic with an area of 63,59 m²

· two carports

· large corner garden providing privacy

INTERIOR

The house was designed with comfort and functionality in mind.

The heart of the property is a spacious and bright **living room with a kitchenette**. The lounge area has an electric fireplace that gives the interior a cosy feel.

There are **two bedrooms**. The larger one has access to a balcony.

A great asset of the house is the spacious walk-in wardrobe fitted with numerous cabinets and shelves with LED lighting. It is complemented by a separate room with shelves for shoes.

The space originally planned as a garage has been turned into a **private gym** – an ideal solution for those who value an active lifestyle and being able to train without leaving home.

An additional convenience is the **audio system with speakers in several rooms**, which lets you enjoy music throughout the house.

GARDEN AND PRIVATE RELAXATION AREA

The large corner garden creates an intimate space for relaxation and provides a sense of privacy.

The grounds include an **outdoor pool with counter-current and jacuzzi**. It is a private relaxation area suited both to active swimming and to comfortable rest in your own garden.

There are also **two carports** on the plot, visible in the listing photos.

ADDITIONAL SPACE – ATTIC

The house has a converted, usable attic with an area of **63,59 m²**.

It is a large, open space that can be used as a teenager's room, a study, a recreation area, a hobby space or additional storage.

The attic area with a height above 1,70 m is approximately **20 m²**.

The attic is not included in the property's usable area of 127,11 m².

LOCATION

The property is located in **Góraszka, in the Wiązowna municipality**, less than 20 km from Warsaw.

The proximity of main roads provides a very good connection to the capital. Grocery shops, a supermarket, a local market and service points are nearby.

The **Majaland amusement park** is also a short distance away.

This is a listing for those looking for a comfortable home close to Warsaw who also value **privacy, space and the opportunity for active leisure and relaxation in their own garden**.

ENERGY PERFORMANCE CERTIFICATE DATA

EU – annual demand for usable energy: 35,33 kWh/(m²·year)

EK – annual demand for final energy: 24,40 kWh/(m²·year)

EP – annual demand for non-renewable primary energy: 69,63 kWh/(m²·year)

CO_2 emissions: 0,0083 t CO_2/(m²·year)

Share of renewable energy sources (RES): 54,36%

Please contact me to arrange a viewing of the property.

I am pleased to present this exceptional corner townhouse with a total living area of **127.11 m²**, situated on a **216 m² plot** in Góraszka, in the Wiązowna municipality, less than 20 km from Warsaw.

This property is an excellent choice for those who value comfort, functionality and the opportunity to relax in their own private home. Its standout features include a **private gym, outdoor swimming pool with counter-current system and jacuzzi, built-in audio system, spacious walk-in wardrobe and a large corner garden**.

KEY FEATURES

· corner townhouse with 127.11 m² of living space

· 216 m² plot

· outdoor swimming pool with counter-current system and jacuzzi

· private gym

· built-in audio system with speakers in several rooms

· two bedrooms

· spacious walk-in wardrobe with fitted storage and LED lighting

· separate shoe storage room

· two bathrooms

· utility room with laundry facilities

· converted attic with a total floor area of 63.59 m²

· two carports

· large corner garden offering a high level of privacy

INTERIOR

The house has been designed with comfort and functionality in mind.

The heart of the property is a bright and spacious **living room with an open-plan kitchen**. The lounge area features an electric fireplace, creating a warm and inviting atmosphere.

There are **two bedrooms**, with the larger bedroom offering direct access to a balcony.

One of the key advantages of the property is the spacious walk-in wardrobe, fitted with numerous cabinets and shelves with integrated LED lighting. It is complemented by a separate room with dedicated shelving for shoes.

The space originally intended as a garage has been converted into a **private gym** – an ideal solution for anyone who enjoys an active lifestyle and the convenience of exercising at home.

An additional feature is the **integrated audio system with speakers installed in several rooms**, allowing you to enjoy music throughout the house.

GARDEN & PRIVATE RELAXATION AREA

The large corner garden creates a secluded outdoor space and offers a high level of privacy.

The property features an **outdoor swimming pool with a counter-current system and jacuzzi**. This private relaxation area is ideal both for active swimming and for unwinding in the comfort of your own garden.

There are also **two carports** located on the property, as shown in the listing photographs.

ADDITIONAL SPACE – CONVERTED ATTIC

The house also includes a converted and usable attic with a total floor area of **63.59 m²**.

This large open-plan area can be used as a teenager's room, home office, recreation area, hobby space or additional storage.

Approximately **20 m²** of the attic has a ceiling height exceeding 1.70 m.

The attic is not included in the stated usable floor area of 127.11 m².

LOCATION

The property is located in **Góraszka, in the Wiązowna municipality**, less than 20 km from Warsaw.

Its proximity to major transport routes provides convenient access to the capital. Nearby amenities include grocery stores, a supermarket, a local market and various service points.

The **Majaland amusement park** is also located within a short distance.

This property is an excellent option for those looking for a comfortable home close to Warsaw while also valuing **privacy, space and the opportunity to enjoy both active leisure and relaxation in their own garden**.

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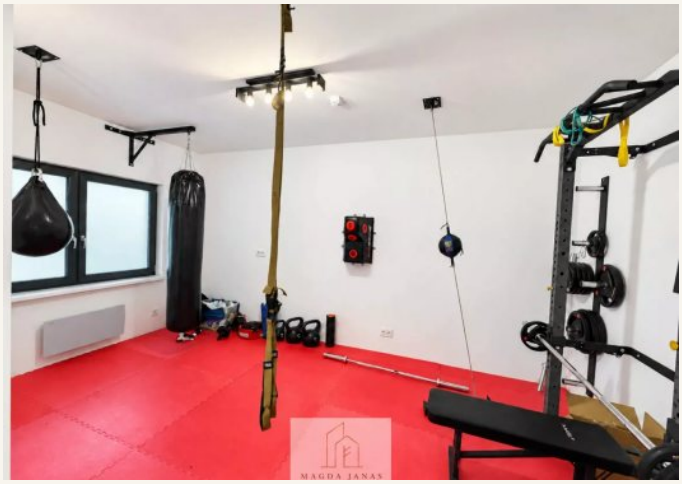
Please feel free to contact me to arrange a viewing.

03 · PHOTO GALLERY

Interiors and details.





















04 · GET IN TOUCH

Private viewing in person.



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LOCATION

Lotosu

Góraszka



This listing is for information only and does not constitute an offer within the meaning of Art. 66 §1 of the Polish Civil Code.

OFFER NUMBER

5-DS-60C9WvG3H2