

APARTMENT FOR RENT

Warszawa

Franciszka Kawy · 3 rooms

3 rooms 66,90 m2 | Large balcony | Enclosed loggia | Parking space

4 000 zł / month

59,79 ZŁ / M² · 66,90 M²

MAGDALENA JANAS
MAGDA JANAS NIERUCHOMOŚCI

MAGDA JANAS

01 · ABOUT THE PROPERTY

66,90 m² · 3 rooms

DETAILS

AREA	66,90 m²	ROOMS	3
HEATING	District heating	YEAR BUILT	1999
MARKET	Secondary	PARKING	Outdoor parking space
BATHROOMS	1	LEVELS	3
BUILDING MATERIAL	Brick	KITCHEN	Separate
BUILDING TYPE	Block of flats	SEWAGE	Sewage
WATER	Mains	FLOOR	3 / 3
STANDARD	Standard	DEPOSIT	4 400 zł
ADDITIONAL FEES	1 180 zł	ENERGY CERTIFICATE	B
CONDITION	Finished	BASEMENT	Yes

PRICE

4 000 zł / month

02 · DESCRIPTION

Description

For rent: a spacious apartment full of natural light with an area of **66,90 m²**, located at ul. Franciszka Kawy 10 in Warsaw's Bemowo district, in an intimate three-storey building surrounded by greenery.

The property combines a functional layout, comfortable furnishings and the cosy, classic character of its interiors.

Space and comfort

The heart of the apartment is an **impressive living room of approx. 23,6 m²**, furnished in warm colours, with a comfortable leather lounge suite, wooden furniture and natural parquet flooring. Large windows provide excellent light and emphasise the spaciousness of the interior.

Tenants also have two well-proportioned bedrooms, a separate kitchen, a bathroom and a hallway at their disposal.

A particular asset of the property is the **large, sunny balcony overlooking the green communal areas** – an ideal spot for a morning coffee or relaxing after work. **The balcony has been secured with netting for the safety of cats.**

Additional space is provided by an **enclosed loggia of approx. 4,3 m²**, fitted with roomy wardrobes. Its area is not included in the floor area of the apartment.

Everyday comfort is enhanced by plentiful storage, a **spacious cellar of 7,3 m² and a parking space**.

RENTAL TERMS

rent 4000 PLN per month

service charge 1180 PLN

storage unit 200 PLN, parking space 200 PLN

utilities charged additionally according to meter readings

occasional lease agreement (najem okazjonalny)

minimum rental period 1 year

deposit 4000 PLN

ENERGY PERFORMANCE CERTIFICATE DATA

EU – annual demand for usable energy: 77,00 kWh/(m²·year)

EK – annual demand for final energy: 117,52 kWh/(m²·year)

EP – annual demand for non-renewable primary energy: 77,38 kWh/(m²·year)

CO_2 emissions: 0,0416 t CO_2/(m²·year)

Share of renewable energy sources (RES): 0,00%

Location – convenience surrounded by greenery

The apartment is located in a well-connected part of Bemowo, with access to well-developed shops and services and to recreational areas. Shops, restaurants, schools and service points are in the immediate vicinity.

A great convenience is the **bus stop directly in front of the building**. The Nowe Bemowo tram terminus is about a 5-minute walk away and the Galeria Bemowo shopping centre about 10 minutes. Numerous public transport connections provide easy access to the rest of Warsaw.

A place where life is good

It is a proposal for those who value **space, natural light and everyday comfort**. Classically furnished interiors, a well-thought-out layout and green surroundings create a pleasant, homely atmosphere.

The apartment is fully equipped and ready to move in.

Please contact me to arrange a viewing of the property.

The content of this advertisement is for information purposes only and does not constitute an offer within the meaning of Art. 66 et seq. of the Polish Civil Code. The information in the advertisement comes from the property owner and may require verification.

03 · PHOTO GALLERY

Interiors and details.















04 · GET IN TOUCH

Private viewing in person.



Magdalena Janas

+48 534 018 638

kontakt@magdajanasnieruchomosci.eu

MAGDA JANAS
NIERUCHOMOŚCI

REAL ESTATE AGENCY

+48 534 018 638

kontakt@magdajanasnieruchomosci.eu

LOCATION

Franciszka Kawy

Warszawa



OFFER NUMBER

6-MW-60C9WvG3H2

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