



Area
93 m²



Type
Office

Floor
1 / 5

Rooms
3



Construction year
1936



Commercial object
For rent

6 500 PLN
70 PLN / m²

Offer no: **523621**

WARSZAWA, ŚRÓDMIEŚCIE, UL.KOSZYKOWA RÓG AL.PRZYJACIÓŁ

93m2 | 3+1 Rooms | For office | Downtown.

PERFECT FOR THE OFFICE! BRIGHT AND QUIET APARTMENT NEAR THE SQUARE OF THE SAVITOR, AL. FRIENDS AND AL.RÓŻ, AND THE MINISTRY OF JUSTICE AND THE LAZIENKOWSKI PARK

Śródmieście itself | Near metro | Restored building

MAIN ADVANTAGES:

The strict city center, in a renovated tenement house with an elevator. View from the windows on the famous Przyjaciół Alley.

The apartment perfectly fulfills the role of a commercial space: for a law office, office, studio in the city center with all its advantages.

Another curiosity, apart from the attractive location and finish, is the possibility of entering from two staircases.

ROOM LAYOUT:

- 3 spacious and sunny rooms
- Hallway with a built-in wardrobe
- Room with kitchenette
- bathroom with toilet
- additional toilet

In the rooms and the hall, oak parquet floors. The rooms are finished to a good standard. A room with a kitchenette can be adapted as another office room.

The rooms are bright, well-lit, and the relatively low-traffic part of Koszykowa Street and the intimate Przyjaciół Alley guarantee that the premises are quiet.

BUILDING:

Koszykowa 10 is a tenement house from 1936, which is a model example of contemporary luxury and architecture of the modernist period.

The property is located in the corner of an alley, parceled out on the land of the Sobański family. It is one of the three realizations of the famous architect Lucjan Korngold for Oskar Robinson.

A 6-storey building, with a stepped façade, adapted to the requirements of the height of street façades (4 floors on the street face), where the last two floors have long sun terraces. It was erected in the construction of a steel skeleton and brick walls, covered with sandstone.

Inside, there were, among others, shop windows, mirror fittings, boxes made of bronze and chromed metal. The original parquet floors and elements of the historical marble finish have also been preserved. The construction company "Filanowicz & Suchowolski" was responsible for the implementation.

LOCATION:

One of the best in Warsaw!

The most beautiful streets of Śródmieście intersect here: Piękna and Mokotowska with Koszykowa and Aleja Przyjaciół.

The area is beautiful architecture of pre-war renovated tenement houses combined with a rich offer of numerous service points and delicious restaurants, the vicinity of Łazienki Park, the Botanical Garden, Ujazdowski Castle, many diplomatic missions and embassies.

We can get to both Zbawiciela Square as well as to Na Rozdrożu Square, which guarantees great access to public transport.

ADDITIONAL INFORMATION:

The given rental price is the net price.

Central heating

The costs of utilities (excluding electricity) are additionally about PLN 500 / month.

There are three apartments total on the floor.

The building has an elevator.

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WE INVITE YOU TO PRESENTATION













PROPERTY
LOCATION



PROPERTY AGENT
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