

A HOUSE IN GROCHÓW

Two apartments. Your own garden.

ks. Jana Sztuki 15 · Warsaw, Praga-Południe

PLN 1,499,000

asking price for the entire property

Private sale · currently cash buyers only

dom-grochow-sztuki15.pages.dev/en/

A semi-detached house on a 235 m² plot. Two functionally independent apartments each have their own kitchen and bathroom, connected by a shared staircase. There is a garden beside the veranda, an integral garage and a full basement.

Ground floor	79.68 m ² — includes circulation
First floor	78.35 m ² — includes terrace and circulation
Attic	64.66 m ² — currently a low attic
Basement	80.09 m ² — includes a 17.59 m ² garage

The listing's combined 302.78 m² covers four levels, circulation space and the existing terrace. **It is not 302.78 m² of residential living space.** The seller's own measurements require verification.

Bartosz · +48 574 072 025

Viewings by appointment:

12–13, 19–20 and 26–27 September 2026.

Handover: from 30 October 2026, by agreement.

THE NEIGHBOURHOOD

City life nearby. Green space every day.

Two parks in the neighbourhood

Polińskiego Park: paths, a playground, sports pitch, fountain and dog exercise area.
Colonel Jan Szypowski "Leśnik" Park: a playground, recreation facilities and nearby
TKKF Olszynka Grochowska tennis courts — four floodlit clay courts.

Olszynka and outdoor activity

Olszynka Grochowska nature reserve is a destination for longer walks on designated trails. It is separate from the railway station. The district also has Szuwarek swimming pool and OSiR activities.

Szembeka, Wiatraczna and everyday essentials

Szembeka Square and market are approximately 800 m away according to the listing. Local shops, services, schools, nurseries and pharmacies serve the district. Larger shopping trips: Auchan at King Cross Praga. Rondo Wiatraczna is a transport and shopping hub.

Rail into central Warsaw

Warszawa Olszynka Grochowska station is approximately 500 m away according to the materials. The published SKM S1 route also serves Warszawa Śródmieście. Trams and buses run around Grochowska and Wiatraczna. Travel time depends on walking, waiting and the timetable.

Planned M3 metro line

Official project materials include Rondo Wiatraczna station. This is not an operating service; no unconfirmed opening date is promised.

Sources: seller's materials; skm.warszawa.pl; metro.waw.pl — M3. Full references on the [neighbourhood page](#). Distances are approximate.

SPECIFICATIONS AND DOCUMENTS

Technical specification. Utilities and legal status.

Construction	1960s masonry semi-detached house; four levels and a full basement.
Insulation and windows	Insulated house; uPVC windows.
Heating	New room-sealed gas combi boiler.
Hot water	Hot-water storage tank.
Water installation	Water pipes replaced with plastic piping.
Electrical installation	Renewed wiring; connection specifications in supplier documents.
Utilities	Electricity, gas, mains water and sewerage; telecommunications services.
Solar PV	5.5 kW; owned installation, included with the house.
Condition	According to the owner, suitable for refreshing: paint, flooring and local repairs.

Details reported by the seller. Solar PV currently uses the older prosumer settlement scheme; the buyer's settlement terms must be confirmed with the operator.

Legal status and purchase terms

- Land and mortgage register:** in place for the property. Current entries and encumbrances require checking before signing.
- Land tenure:** the listing states perpetual usufruct; the seller holds a certificate of conversion into ownership. The current registered position needs confirmation.
- Sale:** the entire property, currently to cash buyers only. The apartments are functionally independent; individual sales require separate legal titles.

CONCEPT AND COSTS

An extra storey. A rooftop terrace.

Replace the low attic with an approximately **50 m² apartment** in a lightweight structure, such as timber, and an open **50 m² terrace on its flat roof**. A solid parapet, without glass or a canopy.

Access via the extended **shared staircase on the garden side**, outside the apartment area. The PV panels' location and exclusive terrace use need to be agreed in the design and legal documents.

A concept, not an approved design; excluded from the house price. Subject to structural, planning and formal checks. Major structural reinforcement is not priced below.

Refresh both apartments	PLN 45,320–65,351
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Extra storey without terrace	PLN 298,650–409,750
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Extra storey with 50 m² terrace	PLN 366,410–519,860
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Gross estimates include materials, labour and a 10% contingency. The terrace option **includes the extra storey**; the new apartment requires finishing, with no kitchen, furniture or appliances. This is not a contractor's quote.

Refresh: paint, flooring and local repairs, without replacing installations or renovating the basement, garage or common areas. Options: facade **PLN 20,900–31,900**; new-apartment finishing **PLN 38,500–60,500**, without a kitchen, furniture or appliances.

Purchase + refresh + extra storey with terrace: **PLN 1,944,710–2,122,191**, assuming 2% PCC transfer tax if payable and PLN 4–8 thousand purchase fees. Excludes the above options, finance, holding costs, separate titles and selling costs.

Brochure: 12 Sep 2026 · Data and estimate: 11 Sep 2026. Photos, concepts, full scope and cost sources: dom-grochow-sztuki15.pages.dev/en/.