

A clear scope.

Transparent assumptions.

Refreshing two apartments and adding a lightweight storey. Options with an ordinary roof or an open 50 m² rooftop terrace.

Gross amounts include materials and labour. Each group shows a separate 10% contingency. These are planning allowances developed from public price lists and the owner’s information, not a quotation following a site inspection.

The existing rooms in the two apartments total approximately 128.39 m², excluding the shared staircase and terrace. The estimate assumes approximately 460 m² of walls and ceilings and 115 m² of flooring. Quantities require a measured survey.

Refresh both existing apartments

PLN 45–65 thousand

Painting and flooring. Existing installations are retained.

Extra storey without a terrace

PLN 299–410 thousand

Approximately 50 m² ready for finishing, including design and roof.

Extra storey with a terrace

PLN 366–520 thousand

The same scope plus an approximately 50 m² open terrace and access from the shared staircase.

Refresh both existing apartments

Scope	Quantity	Gross unit rate	Gross amount
Painting walls and ceilings	460 m²	35 PLN – 48 PLN	16 100 PLN – 22 080 PLN
Paint, two coats, local repairs and priming; no full-house skim coating.			
New flooring panels, underlay and installation	115 m²	140 PLN – 200 PLN	16 100 PLN – 23 000 PLN
Floors outside bathrooms; economy / mid-range specification.			

Scope	Quantity	Gross unit rate	Gross amount
Removing existing floor finishes Without removing all floor screeds.	115 m ²	20 PLN – 32 PLN	2 300 PLN – 3 680 PLN
Skirting and thresholds, installed Provisional quantity, subject to measurement.	110 linear m	30 PLN – 45 PLN	3 300 PLN – 4 950 PLN
Local subfloor levelling Allowance for a limited area; the contractor must check beneath the flooring.	20 m ²	70 PLN – 110 PLN	1 400 PLN – 2 200 PLN
Protection, transport, waste and cleaning Two apartments with a combined room area of approximately 128.39 m ² .	1 package	2 000 PLN – 3 500 PLN	2 000 PLN – 3 500 PLN
10% contingency	—	—	4 120 PLN – 5 941 PLN
Total including contingency	—	—	45 320 PLN – 65 351 PLN

Approximately 50 m² extra storey without an accessible terrace

Scope	Quantity	Gross unit rate	Gross amount
Design, structural assessment and formalities Architectural and structural design, survey, assessment and permit documentation. A planning allowance, not a schedule of official permit fees.	1 package	30 000 PLN – 40 000 PLN	30 000 PLN – 40 000 PLN
Organising works at height Crane, safety measures, transport, waste and site supervision.	1 package	10 000 PLN – 16 000 PLN	10 000 PLN – 16 000 PLN
Removing the old roof and protecting the house Removal of covering and roof structure, temporary rain protection; without stripping out the existing apartments.	1 package	14 000 PLN – 22 000 PLN	14 000 PLN – 22 000 PLN
Lightweight structure, insulation, windows and new roof Structural timber, sheathing, insulation, new-storey facade, windows, entrance door and a standard watertight flat roof. No new-house foundation.	50 m ²	2 700 PLN – 3 400 PLN	135 000 PLN – 170 000 PLN
Preparing the new apartment for finishing Partitions, linings, floor substrates, electricity, plumbing, heating and ventilation for the new floor only. No furniture, kitchen, appliances, finished flooring or sanitary fixtures.	50 m ²	1 150 PLN – 1 550 PLN	57 500 PLN – 77 500 PLN
Adapting the existing staircase to the new floor Access to the apartment, enclosures and work at attic level. Further access to the rooftop terrace is priced separately.	1 package	10 000 PLN – 18 000 PLN	10 000 PLN – 18 000 PLN
Local structural connections and adaptations Provisional allowance for lightweight-extension support details. Excludes major foundation or wall reinforcement and replacement of the existing floor structure.	1 package	10 000 PLN – 20 000 PLN	10 000 PLN – 20 000 PLN

Scope	Quantity	Gross unit rate	Gross amount
Relocating the solar installation	1 package	5 000 PLN – 9 000 PLN	5 000 PLN – 9 000 PLN
Removal, reinstallation and commissioning. The future location of the 5.5 kW system must be agreed with the designer.			
10% contingency	—	—	27 150 PLN – 37 250 PLN
Total including contingency	—	—	298 650 PLN – 409 750 PLN

Extra cost: approximately 50 m² open rooftop terrace

Scope	Quantity	Gross unit rate	Gross amount
Adapting the new roof for terrace loads	1 package	10 000 PLN – 18 000 PLN	10 000 PLN – 18 000 PLN
Increment over the non-accessible roof in the extra-storey option. Final structural requirements depend on calculations.			
Additional waterproofing protection and drainage details	50 m²	120 PLN – 220 PLN	6 000 PLN – 11 000 PLN
Protective layers, thresholds, outlets and details below the deck. The basic watertight roof is already included in the extra-storey cost.			
Timber deck, support system and installation	50 m²	400 PLN – 600 PLN	20 000 PLN – 30 000 PLN
Treated pine or larch in a simple layout. Deck supports must not puncture the membrane and must allow access to drainage.			
Solid, opaque terrace parapet	30 linear m	220 PLN – 370 PLN	6 600 PLN – 11 100 PLN
Increment over an ordinary roof parapet for the required height and finish; no glass. Length subject to measurement.			
Shared stairs to the roof and lockable exit enclosure	1 package	18 000 PLN – 28 000 PLN	18 000 PLN – 28 000 PLN
Extending the garden-side shared staircase, with the required flight arrangement and a small enclosure with a door. No private stairs inside the apartment.			
Outdoor lighting and socket	1 package	1 000 PLN – 2 000 PLN	1 000 PLN – 2 000 PLN
Basic electrical fittings; no furniture, pergola or terrace canopy.			
10% contingency	—	—	6 160 PLN – 10 010 PLN
Total including contingency	—	—	67 760 PLN – 110 110 PLN

Optional: refresh the existing facade

Scope	Quantity	Gross unit rate	Gross amount
Cleaning, local repairs and painting	200 m²	80 PLN – 120 PLN	16 000 PLN – 24 000 PLN
Existing insulated facade, without replacing all insulation. Provisional area.			

Scope	Quantity	Gross unit rate	Gross amount
Access and protection Scaffolding / access platform. Combining this with the extension may reduce costs, subject to a contractor's quote.	1 package	3 000 PLN – 5 000 PLN	3 000 PLN – 5 000 PLN
10% contingency	—	—	1 900 PLN – 2 900 PLN
Total including contingency	—	—	20 900 PLN – 31 900 PLN

Optional: finish the new apartment

Scope	Quantity	Gross unit rate	Gross amount
Painting, flooring, internal doors and a basic bathroom Additional to the ready-for-finishing scope. Excludes kitchen cabinetry, appliances and movable furniture.	50 m²	700 PLN – 1 100 PLN	35 000 PLN – 55 000 PLN
10% contingency	—	—	3 500 PLN – 5 500 PLN
Total including contingency	—	—	38 500 PLN – 60 500 PLN

What does the combined outlay include?

Example: purchase + refreshing both apartments + extra storey with terrace, ready for finishing. Facade work and finishing the new apartment are the optional items above.

Item	Gross range
House purchase	1 499 000 PLN
Property transfer tax (PCC), if payable: 2%	29 980 PLN
Notary, registration and copies — allowance	4 000 PLN – 8 000 PLN
Refresh both existing apartments	45 320 PLN – 65 351 PLN
Extra storey with terrace, ready for finishing	366 410 PLN – 519 860 PLN
Purchase and specified works, including works contingency	1 944 710 PLN – 2 122 191 PLN

Outside this total: furniture, kitchens and appliances; optional facade works; finishing the new apartment; finance and holding costs during construction; creation of separate legal titles; any selling costs and taxes. This is not the full cost of moving into the new apartment or of a resale project.

Major foundation or wall reinforcement and replacement of the existing floor structure have not been priced. If the assessment identifies these needs, the budget must be extended. A 10% contingency does not replace that assessment. Connecting the new apartment assumes sufficient utility capacity; any upgrade also requires a quote.

The option without a terrace provides the same new apartment with an ordinary flat roof. Its basic structure, insulation and waterproofing are not counted again when adding the deck.

Why is this estimate lower?

Works in the existing apartments are limited to refreshing. Sound installations and the boiler are retained.

Furnishings, ancillary-space renovation and a full common-area overhaul are excluded. The extra storey assumes a simple lightweight timber structure and an economical specification.

Design and assessment share a PLN 30–40 thousand allowance; demolition, crane access and construction have separate line items. Timber forms the terrace's walking surface, but structural capacity, waterproofing, drainage and safe shared-stair access from the garden side are still required.

Visualisations illustrate a possible furnished design, not the base estimate's scope. Structural boards, insulation, fire protection and acoustics must be specified by the designer. Decorative SPC / Rocko panels do not by themselves replace a complete wall system.

MARKET / POINTS OF COMPARISON

Check the prices. *Compare what is included.*

These are three specific Grochów listings that were read and checked. They show **asking prices, not completed transaction prices** or a valuation of this property. Checked on 11 September 2026. Listings may later change price or be withdrawn.

LISTING · Garwolińska

799 000 PLN

48 m² · 16 646 PLN/m²

Three rooms, floor 2 of 3, balcony; high standard.

Apartment in a multi-unit building, without a private garden or rooftop terrace.

[Open this listing ↗](#)

LISTING · Makowska

650 000 PLN

49.69 m² · 13 081 PLN/m²

Two rooms, floor 1 of 3, balcony; furnished.

The description states 49.69 m²; the headline rounds it to 50 m². The price per m² uses the more precise area.

[Open this listing ↗](#)

LISTING · Łukowska · villa floor

990 000 PLN

84.2 m² · 11 758 PLN/m²

An entire floor of a semi-detached house, an approximately 200 m² garden, garage and basements.

Requires a full renovation. Different condition, area and land rights; not directly comparable to a finished apartment.

[Open this listing ↗](#)

COMPLETED TRANSACTIONS

Public Property Price Register

In Geoportal, select the RCN module, search for “ks. Jana Sztuki 15, Warszawa”, then set residential units, transaction dates and a search radius. Compare similar floor areas and full ownership interests.

The data sample retrieved for the immediate neighbourhood did not contain records from which we could calculate a local median. We therefore do not present one as a fact. No records in this sample does not mean there were no transactions.

[Open the transaction-price map ↗](#)

No verified matched pair of otherwise identical 50 m² apartments, one with a 50 m² roof terrace and one without, was found. We therefore do not assign an automatic percentage premium to the terrace. [View current Grochów listings ↗](#)

Sources and estimating method

1. WOODPECKER · Alligator manufacturer's offer, March 2026 ↗

Approximately 50 m² house: PLN 117,108 + PLN 85,532 = PLN 202,640 gross (8% VAT), ready for finishing, excluding the foundation and options. The manufacturer adds site organisation costs. This is a technology benchmark, not a quote for extending Sztuki 15.

2. ADREM · Warsaw labour price list ↗

Net labour rates from: painting PLN 20/m², panel installation PLN 65/m² and removal PLN 25/m². Our ranges are gross and also include materials; the lower option requires straightforward work and comparison of contractor quotes.

3. Tarasy Wesola · materials and installation costs ↗

Ground-level decks including materials and installation: a broad PLN 250–900/m² range, excluding ground preparation. This is not the cost of a complete accessible roof. The Alligator manufacturer also lists an 18 m² pine deck at PLN 9,000 gross, or PLN 500/m².

4. CHATOS · facade works price list ↗

A supporting reference for facade painting; final area, access and repairs require measurement.

5. Ministry of Finance · PCC rates ↗

The secondary-market purchase example assumes 2% PCC if payable. A notary must assess any exemption for the particular buyer.

6. GUGiK · Property Price Register ↗

Public data on completed transactions. Availability and coverage must be checked for the selected area.

Other items — design, demolition, structural increments, shared-stair roof access and solar relocation — are explicit planning allowances. Public price lists are not individual quotes for this house. Obtain comparable quotes for the same scope and check VAT before contracting.

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