



**\* ELEGANT SINGLE-FAMILY VILLA IN NIEMCZ**

**Leśny Zaulek Street, Plot No. 109/6**

**EXCELLENT LOCATION NEAR THE FOREST**



Źródło: MG Projekt



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**Location:** Niemcz, Plot No. 109/6, a picturesque village surrounded by a forest

**Plot Area:** 1100 m<sup>2</sup>

**Usable Area:** 259.72 m<sup>2</sup>

**Number of Rooms:** 5



We are pleased to present to you a unique offer for the sale of a modern single-family villa, which will be built in an idyllic location in Niemcz, directly adjacent to the forest, ensuring peace, quiet, and close proximity to nature.

**Property Description:**

The villa, with its modern architecture, has been designed with comfort and functionality in mind. The spacious layout of the rooms and large windows will provide excellent natural light and beautiful views of the surrounding nature.

**Planned construction start date:** Second quarter 2025

**Planned completion date in raw closed state:** First quarter 2026

**Main features of the villa:** • Spacious living room with open kitchen – the perfect place for family gatherings and entertaining friends

• 5 comfortable bedrooms – providing privacy and comfort for every household member

• Stylish bathroom and additional toilets – equipped with modern fixtures

• Possibility for custom interior design – allowing future owners to create their dream space

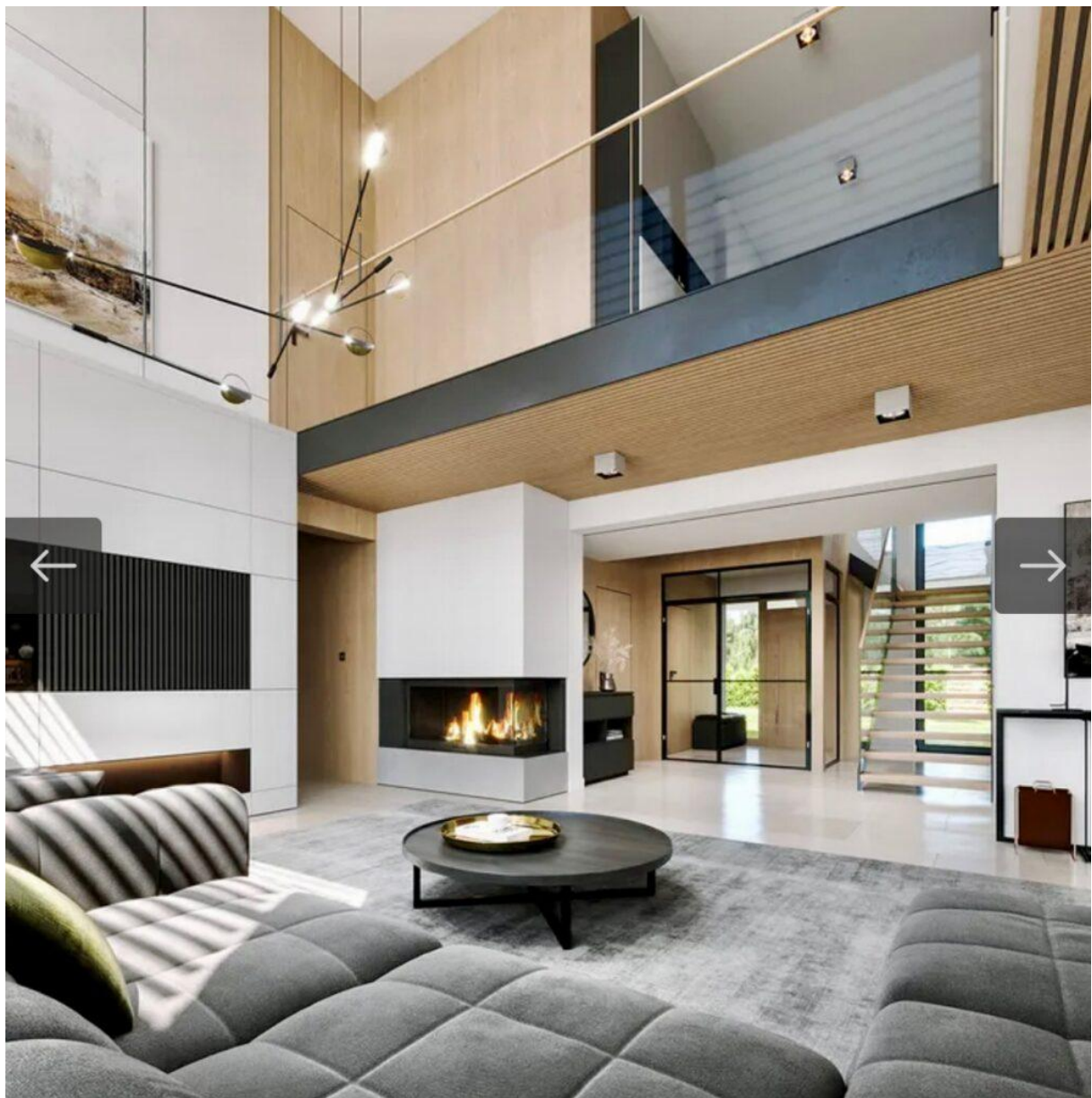
**Advantages of the location:** • **Proximity to nature** – the plot is located next to the forest, perfect for outdoor enthusiasts and those who love active leisure time

• **Good transportation links** – easy access to nearby cities and major regional attractions

• **Quiet neighborhood** – ideal for families with children and those looking for relaxation away from the hustle and bustle of city life

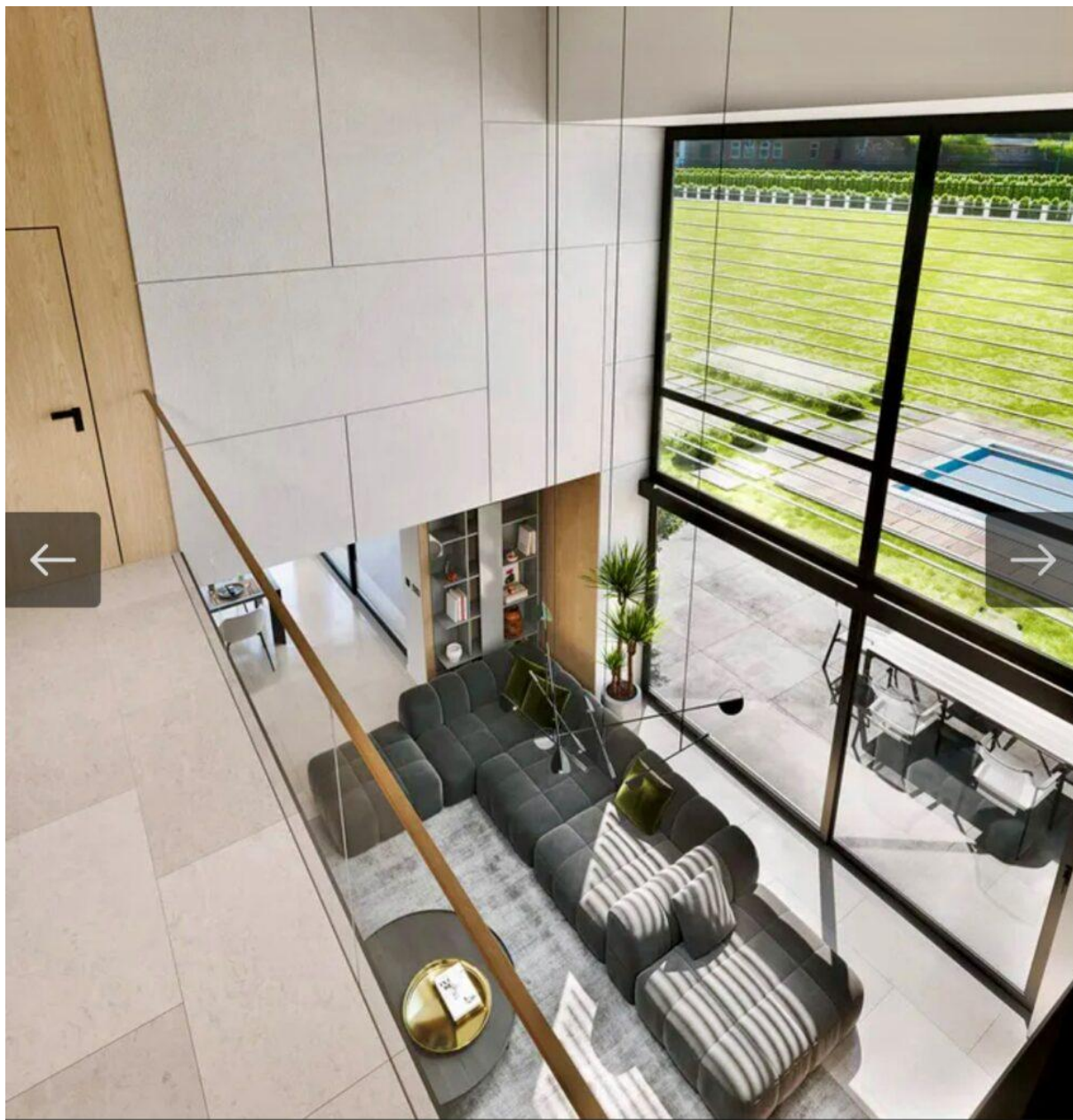


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Siedziba biura

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# Rzut parteru - 164,81 m<sup>2</sup>



## Rzut 1 piętra - 137,86 m<sup>2</sup>



### Why is it worth it?

Investing in this villa is not just the purchase of a property, but also the creation of a place that will become a true home. The high-quality building materials and modern technologies guarantee durability and comfort for many years.

Feel free to contact us for more information and to discuss the details of the offer. Don't miss the opportunity to become the owner of this exceptional villa in Niemcz!

**Invest in your dreams – your elegant villa awaits you!**