

**For sale**



**1e Sweelinckstraat 22**  
**2517 GC Den Haag**

## Features

<b>Homeowners association costs</b>	€ 165
<b>Status</b>	Sold
<b>Acceptance</b>	In consultation
<b>Apartment type</b>	Ground floor apartment, apartment
<b>Bottom floor</b>	1
<b>Build type</b>	Existing
<b>Year of construction</b>	1906
<b>Location</b>	Near quiet road, in residential area
<b>Particulars</b>	Protected town view
<b>Living surface</b>	122m <sup>2</sup>
<b>Volume</b>	475m <sup>3</sup>
<b>Bedrooms</b>	2
<b>Bathrooms</b>	1
<b>Floors</b>	2
<b>Facilities</b>	Mechanical ventilation, cable tv, smoke duct
<b>Energy label</b>	A
<b>Isolation</b>	Floor insulation, insulated glazing, hr-glass
<b>Hot water</b>	Central heating
<b>Heating</b>	Central heating, Fireplace, Heated floor
<b>Furnace</b>	(2025, combined furnace, owned)
<b>Garden</b>	Backyard
<b>Backyard</b>	Southeast, 49m <sup>2</sup> , 700×700cm
<b>Shed</b>	Free standing, wood

*Alle vermelde afmetingen zijn indicatief en kunnen afwijken van de werkelijkheid.*

## Description

1e Sweelinckstraat 22 (Duinoord) Den Haag

Around the corner from the Peace Palace, on the most stately street in Duinoord, with the most beautiful square in The Hague, on the edge of the Zorgvliet embassy district and within walking distance of Sorghvliet National Park and the "Scheveningen Bosjes", a unique and spacious city apartment has been created.

In this apartment complex, rarely for sale, the ground floor has been completely renovated and expanded with an extension. The floor area is approximately 123m<sup>2</sup> and has an energy label A. The apartment features a spacious open-plan kitchen, approximately 3 meters long and fully equipped with onyx/marble countertops off approx 3,25 meters and all conceivable appliances, a coffee corner, and the social heart of this ground floor. It is openly connected to the living room with a fireplace, making it a multifunctional space. Both the entrance hall and the living/kitchen area feature restored Neo-Renaissance ornamentation.

A mezzanine room houses a workspace/TV room, playfully elevated from the rest of the space. Two large bedrooms are located at the rear of this ground floor, overlooking a southwest-facing garden with a spacious outhouse / shed. While there are no rear facades stacked on top of each other, you do have a beautiful view of the Haganum monument. Two toilets, also equipped with onyx hand basins, and a large bathroom with a bathtub, shower, and a double vanity have also been added. Materials by Dutch interior architect Piet Boon have been used in all these spaces. There is also a separate room for a washer and dryer.

"Stylish and stately living in a quiet and creative neighborhood centrally located between the city and the beach. Whether you're looking for the latest hotspot or a scenic walk, everything is within easy reach"

### Details:

- \* Living area 123 m<sup>2</sup>
- \* Energy label A
- \* Spacious kitchen/diner equipped with (A-brands): wine cooler, large refrigerator, dishwasher, large induction freezer with extractor hood, combination oven, Quooker tap, onyx/marble countertops including sink and bar (six-seater)
- \* Underfloor heating
- \* Oak herringbone parquet flooring including edging and piping combined with Piet Boon tiles.
- \* Dimmable luxury switchgear
- \* Fireplace with marble mantelpiece
- \* Neo-Renaissance ornaments
- \* Bathroom equipped with: bathtub, walk-in shower, heated mirror, designer radiator, teak vanity with original Moroccan sinks.
- \* Separate laundry room
- \* Outhouse / shed approx. 10 m<sup>2</sup>

## Description

\* Southwest-facing garden approx. 52 m<sup>2</sup>

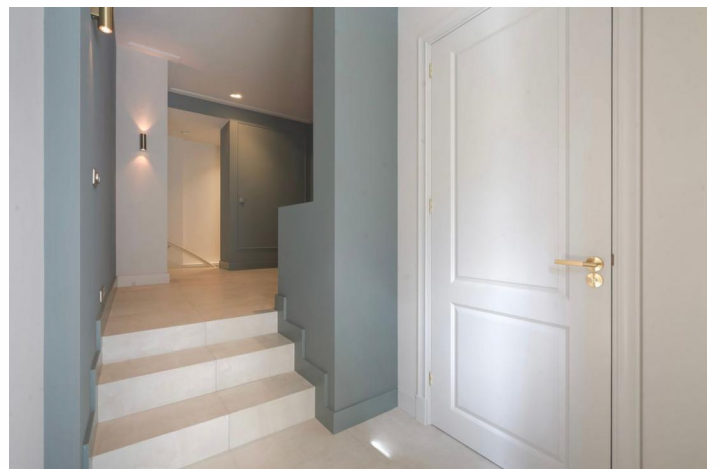
\* Homeowners' Association (HOA) fees per month €165

Project notary is Matzinger Eversdijk Notarissen in The Hague

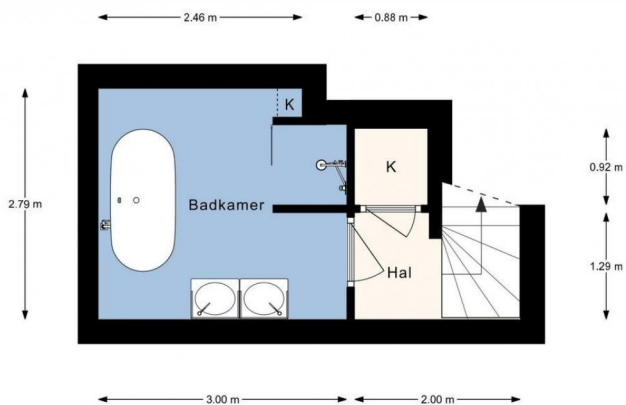
**Photos**



**Photos**



**Photos**



1e Sweelinckstraat 22, Den Haag | Kelder H = 2.50 m  
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