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NVM MAKELAARS

For sale



Prinses Mariestraat 4
2514 KE Den Haag

Bankastraat 66
2585 EP Den Haag

Telefoon +31 (0)70 - 404 98 98
e-mail info@hekking.nl

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Features

Price	€ 930.000 k.k.
Decoration	Partly furnished
Homeowners association costs	€ 180
Status	Available
Acceptance	In consultation
Apartment type	Upper floor apartment, apartment
Bottom floor	1
Build type	Existing
Year of construction	1882
Location	Near quiet road, in town center
Particulars	Monument, protected town view
Living surface	123m^2
Volume	307m^3
Bedrooms	2
Bathrooms	2
Floors	3
Facilities	Mechanical ventilation, cable tv, smoke duct, natural ventilation
Isolation	Partial insulated glazing
Hot water	Central heating
Heating	Central heating
Furnace	(2018, combined furnace, owned)
Balcony	Yes

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

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Description

STYLISH LIVING IN THE BELOVED WILLEMSPARK – ATMOSPHERIC, FULLY RENOVATED THREE-LEVEL DOUBLE UPPER APARTMENT IN A PRIME LOCATION IN THE HEART OF THE HAGUE!

Living in a characteristic national monument, right in the city's historic center, with all modern comforts? This beautiful, three-level double upper apartment on charming Prinses Mariestraat offers it all! The home was completely renovated internally in 2018, where the classic appearance and authentic charm blend beautifully with modern living comfort. A wonderfully bright and atmospheric home in one of the most sought-after locations in The Hague!

WILLEMSPARK – STYLISH, LIVELY, AND YET WONDERFULLY QUIET

Prinses Mariestraat is situated right in the heart of the beloved Willemspark, a neighborhood known for its stately townhouses, beautiful architecture, and distinctive character. Here you enjoy the tranquility and allure of a historic residential area, while bustling city life is literally just around the corner.

The charming Frederikstraat and the popular Denneweg, with their unique boutiques, delicatessens, atmospheric cafes, and excellent restaurants, are just a few minutes' walk away. Whether you are in the mood for a good cappuccino, an extensive lunch, a culinary evening out, or some great shopping: everything is within reach!

This is also a fantastic location for relaxation and recreation. The beautiful Scheveningse Bos, where dogs can run freely, is within walking distance. Additionally, the playgrounds of Arendsdorp and De Kuil, featuring a skatepark among other things, are easily accessible.

EVERYTHING WITHIN REACH!

Accessibility is excellent. Tram and bus stops are located practically around the corner, and both The Hague Central Station and the lively city center are quickly reachable. The dunes, the beach, and the Scheveningen boulevard are also within comfortable cycling distance. Moreover, by car, you can reach the arterial roads towards Amsterdam, Rotterdam, and Utrecht within a few minutes.

Thanks to its central location near various international organizations, including the International Criminal Court, OPCW, Europol, and Shell, this unique property is also particularly attractive to international residents and expats.

In short: a fantastic, move-in ready upper apartment, stylishly furnished and equipped with exclusive window coverings and high-quality lighting. A unique combination of character, space, atmosphere, and modern living comfort, in a prime location where all the beauty The Hague has to offer is within easy reach!

Layout:

Entrance via private staircase to the first floor, landing, toilet with washbasin, living/dining room featuring a (gas) fireplace,

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eat-in kitchen equipped with built-in appliances including fridge/freezer, dishwasher, microwave, 5-burner stove with oven, and Quooker. The living floor features a herringbone oak parquet floor. Second floor: landing, spacious bedroom with en-suite bathroom featuring a freestanding bathtub, vanity unit, walk-in shower with rain shower, and toilet.

Third floor: bedroom with bathroom featuring a shower, toilet, and vanity unit. Indoor terrace with a fantastic view over the city skyline and the Mauritskade canal.

Special features:

- National Monument and National Protected Cityscape
- Situated on freehold land
- Living area approx. 124 m^2
- Owners' Association in start-up phase
- Quick handover possible
- Fully furnished and equipped with exclusive lighting
- Property features oak parquet flooring
- Central heating and hot water supply via a combi boiler (2018)
- Maintenance condition of both interior and exterior is very good.

The Measurement Instruction is based on the BBMI. The Measurement Instruction is intended to apply a more uniform method of measurement to provide an indication of the usable floor area. The Measurement Instructions do not completely rule out differences in measurement results, for example due to differences in interpretation, rounding, or limitations in carrying out the measurement.

Interested in this house? Engage your own NVM purchase agent immediately. Your NVM purchase agent will look out for your interests and save you time, money, and worries. You can find addresses of fellow NVM purchase agents in the Haaglanden region on Funda.nl.

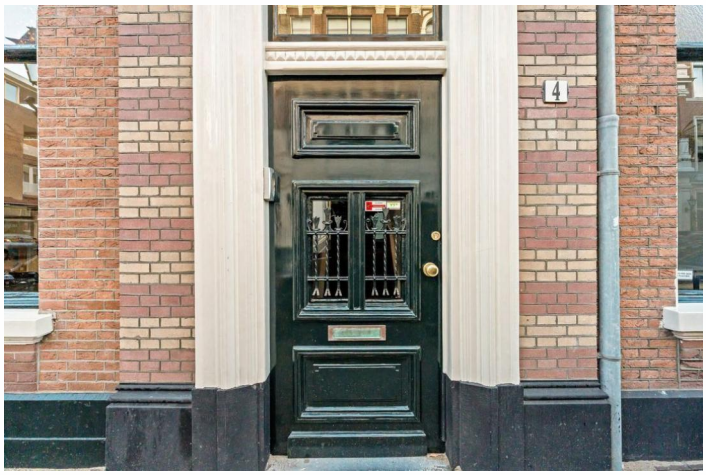
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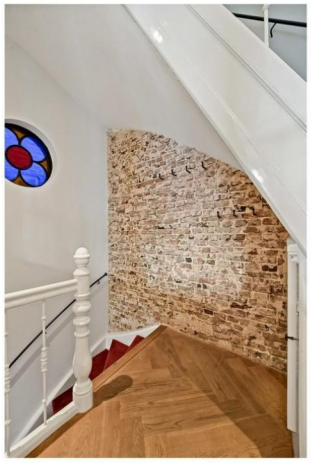
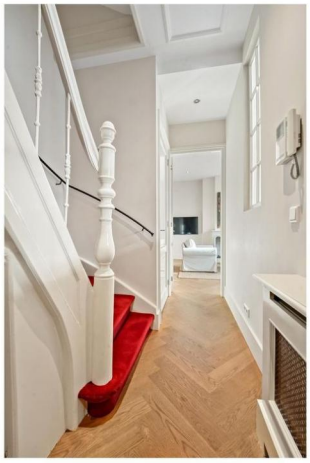
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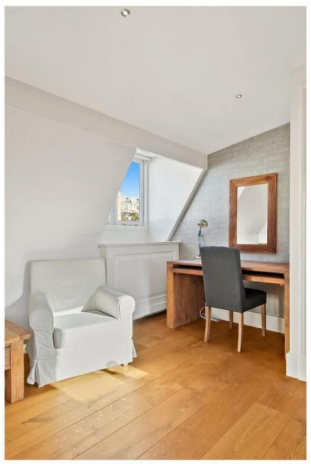
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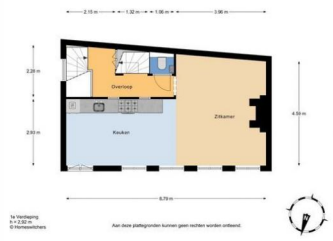
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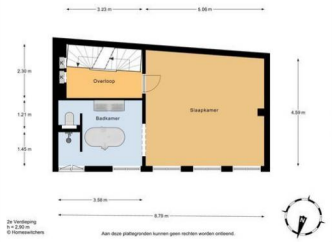












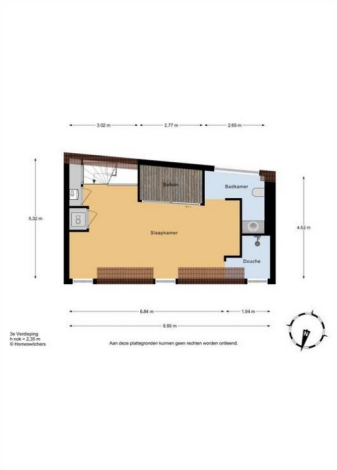
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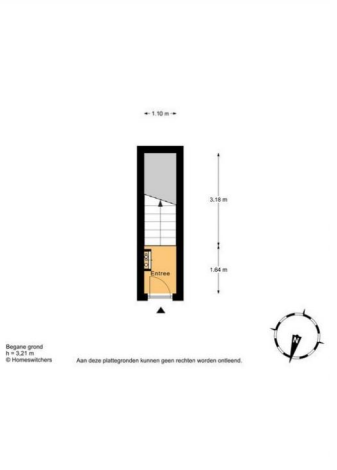
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