



Vuurtorenweg 103
2583 XL Den Haag

€ 649.000 k.k.

Price	€ 649.000 k.k.
Decoration	Partly furnished
Homeowners association costs	€ 156
Status	Available
Acceptance	Directly
Apartment type	Upper floor apartment, apartment
Bottom floor	3
Build type	Existing
Year of construction	2023
Maintenance inside	Excellent
Maintenance outside	Excellent
Location	In residential area, clear view, open location
Particulars	Elderly accessible, special needs accessible
Living surface	82m ²
Volume	275m ³
Rooms	2
Bedrooms	1
Bathrooms	1
Floors	1
Facilities	Mechanical ventilation, lift
Energy label	A++
Isolation	Roof insulation, wall insulation, floor insulation, insulated glazing
Hot water	Central supply
Heating	Heated floor, Heat recovery installation
Balcony	Yes
Shed	Indoor
Shed facilities	Electricity
Garage type	Car park, parking spot
Sizes	14m ² , 240×594

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Now for Sale – A Unique Opportunity!

This stunning, luxuriously finished apartment is part of the new-build project Lumen and offers unparalleled living comfort right on the coast of Scheveningen. With an A+++ energy label, a generous living area of approximately 82m², and a spacious sunny terrace, this home provides the ultimate in seaside living.

The location is ideal: right by the coast in the year-round seaside resort of Scheveningen. The sea, the sand, the harbors, and the boulevard – here you can truly enjoy the coastal lifestyle! Spend your days at one of the many beach pavilions or enjoy water sports. A beach walk is a delight in all kinds of weather. The lively harbor, with numerous restaurants and daily shopping facilities, is just around the corner. The charming shopping street Frederik Hendriklaan ("De Fred"), known for its wide range of shops and restaurants, is only a few minutes away by bike, as are the stores on Keizerstraat.

The Building and Amenities:

Lumen exudes luxury both inside and out! Designed by international architecture firm OZ and the global design studio TANK, the building features natural materials and colors that harmonize with the surroundings.

The building's high-end appearance is immediately evident upon entering the main entrance. The stylish foyer includes eSafe boxes for receiving packages when you're not home. The entrance hall and corridors are adorned with elegant wooden slat paneling and polished concrete-look flooring. There's also a secondary entrance on the seaside, perfect after a walk on the beach.

A separate entrance leads to the well-equipped surf room, featuring personal lockers, surfboard storage, and a shower. On the ground floor, you'll find a shared bicycle storage area, and the garage includes additional compartments for bikes, mobility scooters, and e-scooters. The shared coffee lounge on the first floor, beautifully furnished and complete with a sea-view balcony, offers residents a relaxed communal space.

You can access the apartment on the second floor via elevator or stairs. Large windows flood the interior with natural light. Next to the kitchen is a spacious private utility room with WTW ventilation system, and space for a washer and dryer. The hallway also leads to the guest toilet. Entering the living/dining area, the floor-to-ceiling windows immediately catch your eye, offering a panoramic view that never gets old. From here, you can step onto the south-facing balcony, enjoying sun and unobstructed views throughout the morning and afternoon.

The modern open kitchen with island is equipped with luxury fixtures and built-in appliances. The apartment features one large bedroom. The luxurious bathroom includes a walk-in rain shower, bathtub, vanity unit, underfloor heating, and electric towel radiator.

The entire apartment benefits from underfloor heating and cooling, for maximum comfort!

The apartment is finished to an exceptionally high standard.

Key Features:

Premier location in Scheveningen

Living area approx. 82 m²

Freehold property

Unique, sunny terrace

Collective WKO system (heat/cold storage) for underfloor heating/cooling with individual meters

Solar panels on the roof

Shared mobility options

Niko Home Control system for lighting and switches
Energy label A++
Shared coffee lounge with sea view
Shared bicycle storage on the ground floor
Additional storage areas in the garage for mobility scooters and e-scooters
Fully equipped surf room with private locker for surfboard and gear
VvE (HOA) contribution: €156.13 per month
Optional parking space for rent on Vuurbaakstraat (€78/month)
Parking permit also possible
Covered by Woningborg warranty
Immediate delivery

We are proud to present this exceptional property and warmly invite you for a viewing without obligation.
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