



Sweelinckplein 81 A
2517 GL Den Haag

€ 1.600.000 k.k.

Price	€ 1.600.000 k.k.
Decoration	Partly furnished
Status	Available
Acceptance	In consultation
Apartment type	Upper floor apartment, double upstairs house
Bottom floor	2
Build type	Existing
Year of construction	1895
Maintenance inside	Excellent
Maintenance outside	Excellent
Location	In residential area, clear view, open location
Particulars	Monumental house, monument, double housing possible, protected town view
Living surface	263m ²
Volume	1.002m ³
Rooms	8
Bedrooms	5
Bathrooms	3
Floors	3
Energy label	D
Isolation	Floor insulation, hr-glass
Hot water	Central heating
Heating	Central heating
Furnace	Hr ketel (combined furnace, owned)
Balcony	Yes

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Sweelinckplein 81a, The Hague – Duinoord

Breathtakingly renovated national monument in a prime location with unparalleled views

Located on the stately and monumental Sweelinckplein – undoubtedly one of the most beautiful squares in The Hague – this exceptional, fully and meticulously renovated three-level upper house of approximately 263 m² is now available. This national monument, with its rich history and beautiful late-19th-century Neo-Renaissance façade, offers an impressive blend of authentic details and modern luxury.

A true masterpiece, this home combines classic grandeur with the highest standards of contemporary living. With multiple outdoor spaces totaling approx. 27 m², including a spacious rooftop terrace and a covered sun terrace, this property offers a rare combination of space, elegance, and location.

A particularly stylish feature: throughout the apartment lies a beautiful herringbone-laid oak parquet floor, giving the home a timeless and warm character. This high-end finish complements the monumental charm of the building perfectly.

Layout & Atmosphere

Upon arrival, the elegant and historic façade immediately captures attention. Through the original front door and staircase, you reach the first floor, where the grandeur of the home is instantly palpable. The spacious en-suite living room with a stunning conservatory and original sliding doors offers a spectacular panoramic view over Sweelinckplein – possibly the finest view the square has to offer, thanks to the home's central location.

The high ceilings are adorned with rich, classical ornaments in excellent condition. The generous dining room flows seamlessly into the modern open-plan kitchen, which features a cooking and sink island and is equipped with premium built-in Siemens appliances. The large windows in the conservatory provide abundant daylight, creating an inspiring space to cook and enjoy the view.

At the rear is a spacious bedroom with a luxurious en-suite bathroom, featuring a walk-in shower, double vanity, toilet, and underfloor heating. Also on this floor, there's an additional side room—perfect as a study, dressing room, or guest room—as well as a practical built-in wardrobe.

The second floor exudes peace and elegance. The en-suite layout includes a charming second living room at the rear, with French doors leading to a delightful south-facing covered terrace—an oasis of calm in the heart of the city. At the front, a spacious and beautifully merged office (formerly a front and side room) enjoys unmatched natural light and views of the square: an ideal workspace. Provisions are in place for creating a second kitchen. This level also features a full-size bedroom with a private bathroom (walk-in shower, vanity, and toilet) and built-in storage.

The top (third) floor is a true surprise. The spectacular master bedroom sits beneath a beautifully exposed wooden beam structure, adding authenticity and warmth. This expansive room offers ample closet and storage space and a lavish master bathroom with a double walk-in shower, freestanding bathtub, double vanity, and toilet. At the rear is a large additional room fully equipped as a private gym. From the landing, you access the generous rooftop terrace, where you can enjoy the sun in total privacy. Also located here is a large laundry/utility room with connections for a washer, dryer, and the central heating system.

Key Features:

Prime location: quiet yet central, in the highly desirable Duinoord neighborhood

Stately Neo-Renaissance façade (late 19th century), designated national monument

Approx. 263 m² living space (NEN-measured)

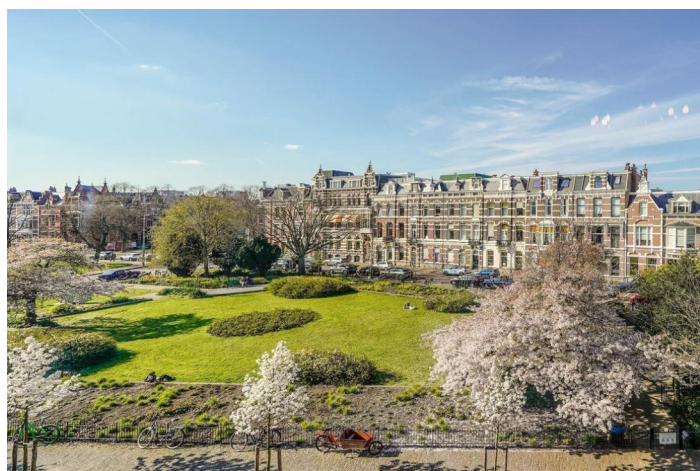
Multiple outdoor spaces (approx. 27 m² total), including a spacious rooftop terrace

Fully renovated with preservation of original features
Herringbone oak parquet flooring throughout
High ceilings with classic ornamental detailing
Three luxurious bathrooms, five (bed)rooms
Designer open kitchen with Siemens built-in appliances
Beautiful wooden floors and authentic fireplaces
Updated central heating system and energy-saving measures
Ideally located on Sweelinckplein with expansive and unobstructed views
Recent exterior painting (windows, frames, doors, gutters, rooftop terrace)
Structural survey available (April 2025)
Delivery upon consultation.

Location – Duinoord: Stately Elegance Meets Everyday Convenience

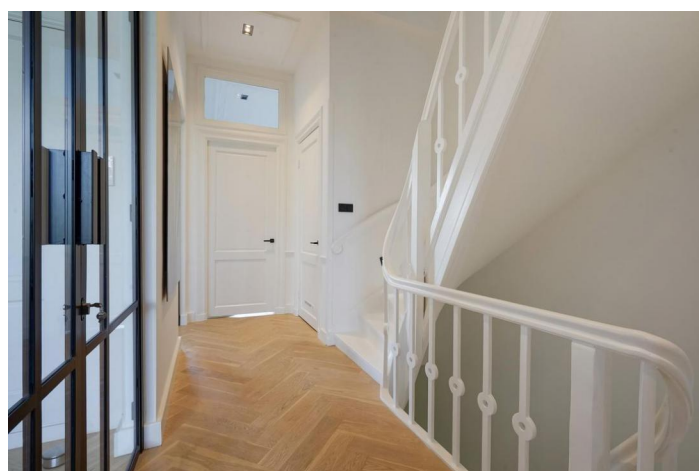
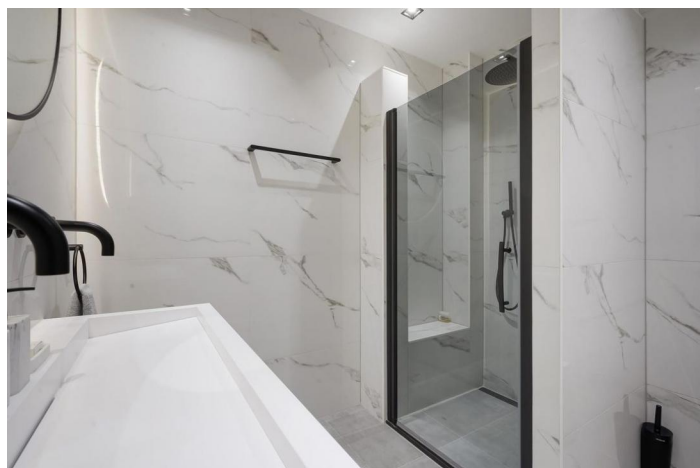
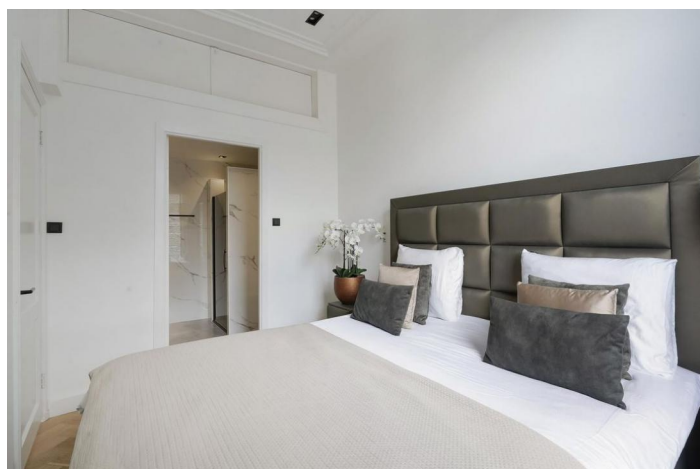
Duinoord is one of The Hague's most beloved neighborhoods—quiet, green, and rich in historic architecture. With the charming Reinkenstraat, various schools, public transport, and the beach all nearby, the location is both practical and enchanting. Its combination of classic architecture, central location, and intimate atmosphere makes Duinoord truly unique.

This home is truly one of a kind, offering a rare opportunity to live in one of the city's most prestigious locations—where comfort, luxury, and history are perfectly aligned.







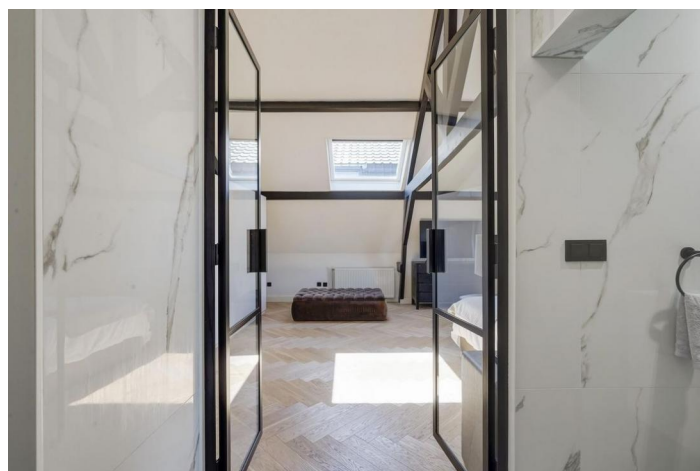
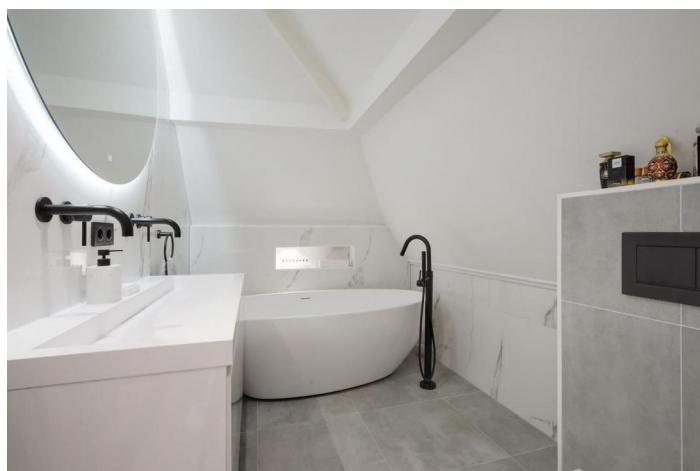


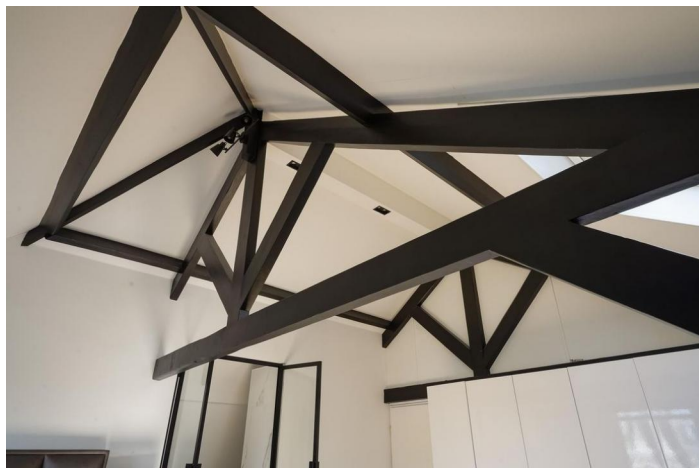


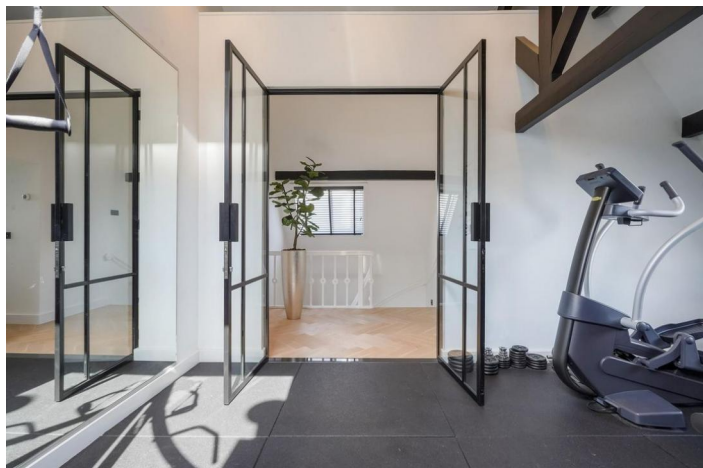


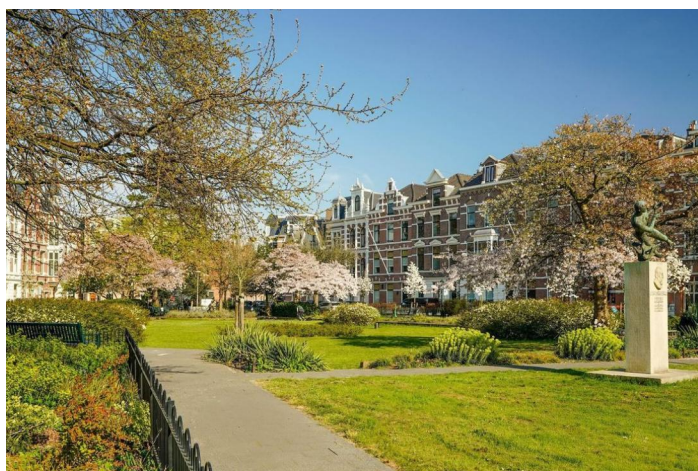


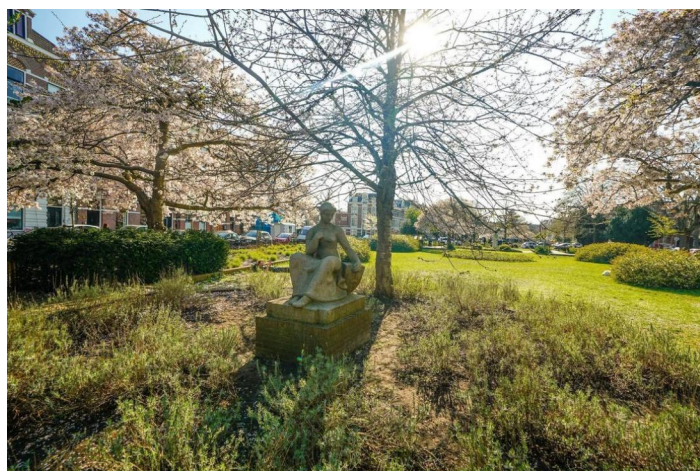
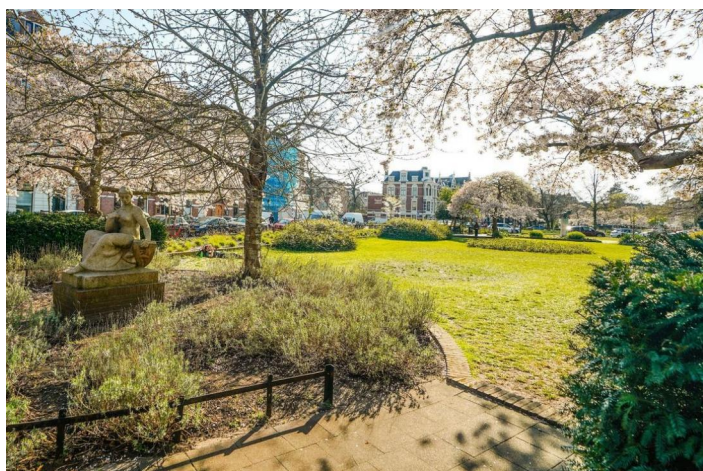
















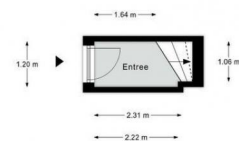
Sweelinckplein 81A, Den Haag | 1e verdieping H = 3.26 m



Sweelinckplein 81A, Den Haag | 2e verdieping H = 2.91 m



Sweelinckplein 81A, Den Haag | 3e verdieping H = 3.70 m



Sweelinckplein 81A, Den Haag | Begane grond H = 3.42 m

