



**De Brink 830**  
**2553 HR Den Haag**

**€ 295.000 k.k.**

<b>Price</b>	€ 295.000 k.k.
<b>Homeowners association costs</b>	€ 329
<b>Status</b>	Available
<b>Acceptance</b>	Directly
<b>Apartment type</b>	Walk-up house, apartment
<b>Bottom floor</b>	4
<b>Build type</b>	Existing
<b>Year of construction</b>	1975
<b>Maintenance inside</b>	Good
<b>Maintenance outside</b>	Good
<b>Location</b>	Near edge of forest, in residential area, clear view, open location
<b>Particulars</b>	Elderly accessible, special needs accessible, needs work
<b>Living surface</b>	112m <sup>2</sup>
<b>Volume</b>	360m <sup>3</sup>
<b>Rooms</b>	4
<b>Bedrooms</b>	3
<b>Bathrooms</b>	1
<b>Floors</b>	1
<b>Facilities</b>	Lift
<b>Energy label</b>	D
<b>Isolation</b>	Partial insulated glazing
<b>Hot water</b>	Central supply
<b>Heating</b>	Block heating
<b>Balcony</b>	Yes
<b>Shed</b>	Lock-up
<b>Shed facilities</b>	Electricity

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## SPACIOUS AND BRIGHT 4-ROOM APARTMENT WITH SUNNY BALCONY – DE BRINK 830, THE HAGUE

This wonderful 4-room apartment on the fifth floor of a well-maintained residential complex is truly worth a viewing. The home features a practical layout, ample storage space, a generous southwest-facing balcony, and breathtaking open views over the green surroundings of Madestein. Situated on freehold land, with a lift, external storage, and all essential amenities within easy reach.

### Highly Energy-Efficient Upgrade Planned

The homeowners' association has plans in place to significantly improve the building's energy efficiency. The proposed "Highly Energy-Efficient Package" (ZEP) includes high-grade insulation for the building envelope (roof, floors, walls, and window frames), efficient ventilation, and excellent air-tight sealing.

### Planned upgrades:

Roof insulation

Insulation of ground or first-floor ceilings

Exterior wall and cavity wall insulation

New triple-glazed uPVC window frames

HR++ glazing on gallery-facing walls

Air-tight sealing

Mechanical ventilation system with individual CO<sub>2</sub> control

### Location & Accessibility

Peacefully located in one of The Hague's greenest areas, right across from the Madestein recreational park — perfect for nature walks, sports, and family activities including a petting zoo. Just minutes away by bike from Loosduinen shopping street, which offers a wide range of shops and restaurants.

Healthcare services are close by: general practitioners are within walking or biking distance, and the Haga Hospital is also easily reachable by bike. Within 10 minutes cycling, you can be at Kijkduin beach or the Ockenburgh forest.

By car, the Lozerlaan (N211) provides quick access to the A4 motorway, leading towards Rotterdam and Amsterdam. Public transport options are also nearby, with excellent connections to The Hague city centre.

### Layout

You enter the complex through a secure central entrance with mailboxes and an intercom system. The fifth floor is accessible via stairs or elevator. A covered gallery leads to the front door of the apartment.

The entrance hall offers generous storage, including an indoor utility room and two built-in cupboards, one housing the meter setup. From the hall, stairs lead to the main living area, from which all rooms are accessible.

At the front of the apartment is the kitchen. The spacious living and dining area is located at the rear and opens onto the full-width balcony with sunny southwest orientation and beautiful views over Madestein Park.

The bedrooms, also at the rear, feature built-in wardrobes. The bathroom is equipped with a bathtub, shower, washbasin, and connections for a washer and dryer. A separate toilet with hand basin is located off the hallway.

An external storage unit is available on the ground floor.

Key Details

Year of construction: 1975

Located on freehold land (no ground lease)

Active owners' association (VvE), monthly fee: €328.84 incl. heating advance

Energy label D

Project notary applies

Non-owner-occupied clause applies

Available immediately





















