



**Cees Laseurlaan 107**  
**2597 GA Den Haag**

**€ 495.000 k.k.**

<b>Price</b>	€ 495.000 k.k.
<b>Homeowners association costs</b>	€ 510
<b>Status</b>	Available
<b>Acceptance</b>	In consultation
<b>Apartment type</b>	Ground floor apartment, service flat
<b>Bottom floor</b>	6
<b>Build type</b>	Existing
<b>Maintenance inside</b>	Fair
<b>Maintenance outside</b>	Excellent
<b>Location</b>	Near edge of forest, near park, clear view, in forest area
<b>Particulars</b>	Protected town view, elderly accessible, special needs accessible, needs work
<b>Living surface</b>	114m <sup>2</sup>
<b>Volume</b>	380m <sup>3</sup>
<b>Rooms</b>	3
<b>Bedrooms</b>	2
<b>Bathrooms</b>	1
<b>Floors</b>	1
<b>Facilities</b>	Cable tv, outside sun screen, lift
<b>Energy label</b>	D
<b>Isolation</b>	Roof insulation, 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
<b>Garage type</b>	Lock-up
<b>Capacity</b>	1
<b>Sizes</b>	19m <sup>2</sup> , 303×621

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Cees Laseurlaan 107, The Hague – Benoordenhout

The most beautiful and desirable location within the Clingenbosch building – the top corner unit! Featuring generous front and rear terraces totaling 33m<sup>2</sup>.

Stunning 3-room top-floor apartment with an exceptional layout and generous proportions. Located on the 6th (top) floor, this apartment boasts expansive terraces with sun exposure throughout the day – morning, afternoon, and evening – and offers breathtaking, unobstructed views. The apartment also includes a private storage unit in the basement and an internal garage box.

Thanks to its prime corner position, the apartment benefits from a light-filled living/dining room. The balcony's location is ideal for enjoying the sun throughout the day. The property is just a short walk from the "Willem Royaardsplein" shopping center, which includes an Albert Heijn supermarket, Etos drugstore, bakery, fish shop, spa, restaurants, and hairdresser. Nearby are Bronovo Hospital and the green surroundings of Park Clingendael, the Japanese Garden, dunes, and the beach. Various sports facilities such as golf and tennis are also in close proximity. Public transport (direct bus 22 to The Hague Central Station and city center) and major roads are easily accessible.

Layout:

Via the driveway with ample parking, you enter this well-maintained apartment complex. Features include a mailbox/intercom panel, a welcoming reception hall, front desk, and restaurant. Several elevators are available.

Apartment entrance:

Spacious hallway with wardrobe and guest toilet with washbasin. Beautiful and spacious living/dining room with large windows featuring high-efficiency HR++ glass. Sliding doors lead to the southwest-facing balcony. The kitchen is equipped with built-in appliances including a stovetop, extractor fan, fridge-freezer, and dishwasher.

The generous master bedroom has built-in wardrobes and a large new sliding door. The main bathroom includes a bathtub and sink. There is also a second bedroom or study with access to the terrace, offering green views from both bedrooms. A second bathroom with shower is also present.

In the basement, the apartment includes a large, dry private storage room and a spacious internal garage box with electricity.

About Clingenbosch:

The prestigious Clingenbosch apartment complex is known for its strong and healthy homeowners' association (VvE), offering a variety of amenities and services. For a modest fee, residents can enjoy a freshly prepared three-course meal daily, with the option for in-apartment delivery.

Facilities include a gym, library, restaurant, coffee corner with daily newspapers, caretaker, and reception desk. The beautifully maintained communal garden with multiple terraces enhances the quality of living. Private on-site parking and multiple indoor bike storage areas are available.

Key features:

Prime location, both in the area and within the building (top corner unit)

Generous outdoor space with terraces at the front and rear, enjoying lovely views

Walking distance to shops at Willem Royaardsplein, public transport (bus 22), tennis, golf, parks, estates, and dunes

Freehold property (not leasehold)

Beautiful living/dining room

Fully double-glazed with HR++ windows

Interior condition slightly dated; exterior very well maintained  
Optional meal service; one complimentary 3-course dinner per month  
In-apartment waste collection service twice weekly  
Large dry storage (approx. 1.89 x 3.16 m) with electricity  
Designated municipal heritage area  
Very healthy homeowners' association (VvE) with a monthly contribution of approx. €515.40. Includes excellent service, building and garden maintenance, waste collection, property management, and insurance  
Heating via block heating: approx. €175/month; hot water and electricity via central system: approx. €75/month  
Apartment rights (not a cooperative association) – resulting in lower VvE costs and a stronger ownership structure compared to neighboring buildings  
Access to on-site restaurant and meal delivery service  
Live-in caretaker and 4 guest rooms available for rent at low rates  
See floor plans for exact dimensions  
Garage available separately for €45,000; monthly VvE fee: €22  
Immediate occupancy possible















