



Rapenburg 45
2311 GG Leiden

€ 2.750.000 k.k.

Price	€ 2.750.000 k.k.
Decoration	Partly furnished
Status	Available
Acceptance	In consultation
House type	Canal house, terraced house
Build type	Existing
Year of construction	1660
Maintenance inside	Excellent
Maintenance outside	Excellent
Location	In town center, clear view, open location, near waterway
Particulars	Monumental house, monument, double housing possible
Living surface	345m ²
Plot surface	218m ²
Other surface	28m ²
Volume	1.322m ³
Rooms	8
Bedrooms	6
Bathrooms	3
Floors	5
Facilities	Alarm, cable tv
Isolation	Roof insulation, mainly insulated glazing
Hot water	Gas boiler owned
Heating	Central heating
Furnace	Hr combi ketel (2011, combined furnace, owned)
Garden	Backyard
Backyard	Southwest, 120m ² , 600×2000cm
Shed	Indoor
Shed facilities	Electricity, water
Garage type	Lock-up
Capacity	3

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Rapenburg 45, Leiden - Academiewijk

Unique, fully renovated listed canal residence in a prime location, featuring a sunny and completely private city garden. As early as the 17th and 18th centuries, the Rapenburg was celebrated as one of the most beautiful and prestigious canals in the Netherlands. To this day, this majestic canal lined with monumental residences, stately façades and characteristic bridges is regarded as the undisputed crown jewel of Leiden.

The history of this property reaches back even further: the foundations of the vaulted cellar date from the 15th century. The plots Rapenburg 41–45 are situated on the former grounds of the Hieronymus Monastery, giving this residence an exceptional historical depth.

Rapenburg 45 is an extraordinary 17th-century national monument, located in one of the city's most prominent and sought-after positions. The property offers approximately 345 m² of living space, combined with a beautifully landscaped, sunny city garden with complete privacy—a rare feature in Leiden's historic city centre.

The location is unrivalled: directly opposite the National Museum of Antiquities and just steps away from the world-renowned Hortus Botanicus. All the pleasures of Leiden city life high-end shops, excellent restaurants, theatres, museums and cultural institutions—are within walking or cycling distance. The immediate surroundings are characterised by private residences, tranquillity and discretion.

Since acquiring the property in 2010, the current owners have fully renovated and upgraded the house to an exceptionally high standard, with great respect for its monumental character. A large proportion of the windows have recently been fitted with state-of-the-art vacuum glass, making this national monument not only visually impressive but also highly comfortable and energy-efficient by modern standards.

The interior exudes history and refinement, featuring beautiful exposed beam ceilings, an elegant series of Delft blue tiles lining the hallway, and an impressive monumental staircase leading to the upper floors. A particularly notable historical detail: over the centuries, the house has been home to several remarkable residents, including Princesses Beatrix and Margriet during their time studying in Leiden.

LAYOUT

Ground Floor

Spacious and light-filled entrance hall with access to the live-in kitchen a beautiful and atmospheric space featuring two tall windows overlooking the canal and French doors opening onto the garden. The luxurious Bulthaup kitchen is fully equipped with high-quality built-in appliances. On the garden side, a wide gas fireplace provides warmth and ambience in the dining and seating area.

The long hallway features a stucco ceiling relief, including the family crest of 18th-century residents, and is lined on both sides with Delft blue tiles. This leads to a hall with access to the garden and a staircase to the basement level. The basement is currently used as a laundry room. At the street side, there is also a vaulted cellar, ideal for storage or a wine cellar. Furthermore, the ground floor includes a guest toilet and, at the end of the hallway, a multifunctional room suitable as a home office, playroom or guest bedroom.

First Floor

The monumental staircase leads to the first floor. In the rear section of the house is a bedroom with a modern en-suite bathroom and a separate toilet. In the front section is the impressive, exceptionally spacious and bright living room. On the garden side is an intimate sitting area around the fireplace; at the front, a grand living space spanning three windows wide, offering magnificent views over the canal and the historic cityscape.

Second Floor

Landing with built-in wardrobe wall. At the rear is the generous master bedroom with a private roof terrace, extensive built-in wardrobes

and a luxurious en-suite bathroom. This bathroom is also connected to the spacious room at the front, currently used as a study but equally suitable as a full-sized bedroom.

Third Floor

Landing and bathroom with shower and toilet. At the front is a particularly spacious and charming bedroom with dormer window and built-in wardrobe. Here you will also find the hatch with a pull-down ladder leading to the large attic space, which houses the central heating installation. At the rear is an additional bedroom, also with a dormer window.

Garden

The beautifully landscaped city garden faces west, offering optimal sun exposure. Multiple seating areas have been created for both sun and shade. Particularly striking is the absolute tranquillity at the rear of the property an oasis of calm in the heart of the city, ideal for relaxation or long dinners with friends and family.

Parking

Unique opportunity to purchase three parking spaces in a nearby secured parking garage (price on request). In addition, on-street parking directly in front of the property is possible with a resident parking permit.

Conclusion

An exceptionally stylish, historic and comfortable canal residence of outstanding quality, located in one of the most beautiful settings in the Netherlands. A rare combination of history, luxury, privacy and generous space.

Well worth a viewing.

SPECIAL FEATURES

Prime A-location opposite the National Museum of Antiquities and near the Hortus Botanicus

Unique and representative 17th-century national monument on Leiden's most beautiful canal

Approx. 345 m² of living space

Beautifully landscaped, sunny west-facing city garden with complete privacy and multiple seating areas

Fully renovated and upgraded to a very high standard since 2010, preserving monumental details

Large proportion of windows fitted with high-quality vacuum glass, exceptional for a listed monument

High level of living comfort combined with historic grandeur

Rich array of original features, including:

Exposed beam ceilings

Monumental staircase

Delft blue tiles in the hallway

Luxurious Bulthaup kitchen with premium built-in appliances

Multiple atmospheric fireplaces

Highly suitable for living and working from home

Multiple bathrooms and toilets, ideal for a large family or guests

Roof terrace adjoining the master bedroom

Quiet setting with exclusively private residences on both sides

Historic property with a distinguished residential history, including Princesses Beatrix and Margriet during their student years in Leiden

Within walking and cycling distance of shops, restaurants, museums, theatre and university

Excellent accessibility by car and public transport

An exceptional, rare and high-quality property in the historic heart of Leiden.



















































