



**Raamweg 14**  
**2596 HL Den Haag**

**€ 1.295.000 k.k.**

<b>Price</b>	€ 1.295.000 k.k.
<b>Homeowners association costs</b>	€ 400
<b>Status</b>	Available
<b>Acceptance</b>	Directly
<b>Apartment type</b>	Double downstairs house, apartment
<b>Bottom floor</b>	1
<b>Build type</b>	Existing
<b>Year of construction</b>	1915
<b>Maintenance inside</b>	Excellent
<b>Maintenance outside</b>	Excellent
<b>Location</b>	Open location
<b>Particulars</b>	Monumental house
<b>Living surface</b>	227m <sup>2</sup>
<b>Volume</b>	840m <sup>3</sup>
<b>Rooms</b>	5
<b>Bedrooms</b>	3
<b>Bathrooms</b>	1
<b>Floors</b>	2
<b>Facilities</b>	Domotics
<b>Energy label</b>	A
<b>Isolation</b>	Roof insulation, wall insulation, floor insulation, insulated glazing
<b>Hot water</b>	Electric boiler owned
<b>Heating</b>	Central heating, Heated floor
<b>Furnace</b>	(combined furnace, owned)
<b>Garden</b>	Backyard
<b>Backyard</b>	Northeast, 99m <sup>2</sup> , 782×1260cm
<b>Shed</b>	Free standing, wood
<b>Shed facilities</b>	Electricity

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Raamweg 14, The Hague – Benoordenhout

Exclusive living with allure on the edge of Benoordenhout and Archipel.

On the stately Raamweg, in the prestigious and leafy Benoordenhout district, lies this recently fully renovated and exceptionally luxurious double ground-floor apartment with a generous living area of approximately 227 m<sup>2</sup>.

A home that excels in refinement, comfort, and design a harmonious blend of modern technology, thoughtful architecture, and timeless elegance.

#### Living Comfort & Finishes

From the moment you enter, it becomes clear that no detail has been left to chance.

The entire home features a seamless cast floor with underfloor heating, providing a serene, calming aesthetic and a comfortable temperature all year round.

The advanced Crestron home automation system, professionally installed and fully integrated, offers an unparalleled level of comfort and convenience.

Via two built-in iPads, you can easily control the lighting, curtains, sunshades, cameras, doorbell, and alarm system - all at your fingertips and perfectly tailored to your lifestyle.

The Bulthaup kitchen forms the heart of the home: a culinary statement where aesthetics and functionality meet.

Equipped with top-of-the-line Gaggenau appliances (combi oven/microwave, two warming drawers, and built-in Nespresso machine), a Miele dishwasher, Liebherr refrigerator, and three Liebherr wine climate cabinets. Here, cooking becomes a refined experience.

In addition, the property features a water softener that supplies the entire home with soft water beneficial for skin and hair and protective for plumbing and sanitary fixtures.

#### Lighting, Security & Ambience

The home is fully equipped with a professionally designed lighting plan, featuring design fixtures by Foscarini, Luceplan, Cini & Nils, and Studio Italia Design.

This carefully selected lighting enhances the architecture and creates in every room a unique balance of tranquillity, warmth, and elegance.

The front door is secured with a fingerprint lock, while the rear gate automatically locks in the evening a subtle yet effective combination of comfort, safety, and luxury.

#### Garden & Location

Behind the home lies a beautifully landscaped garden of approximately 100 m<sup>2</sup>, complete with rear access and storage.

The garden has been thoughtfully designed, offers plenty of privacy, and enjoys sunlight almost all day long during summer a delightful place to relax, dine, or enjoy long summer evenings in a green and sheltered setting.

The location in Benoordenhout is simply ideal. This neighbourhood is renowned for its greenery, monumental architecture, and international allure.

Within walking distance are Haagse Bos and Clingendael Estate, as well as various quality shops, schools, and restaurants. The city

centre and the Scheveningen beach can be reached within just a few minutes.

#### Special Features

Prime location

Beautifully landscaped 100 m<sup>2</sup> garden with rear access and storage

Fully renovated and finished to the highest standards

Underfloor heating throughout with seamless cast flooring

Crestron home automation system, controllable via iPads

Bulthaup kitchen with Gaggenau, Miele, and Liebherr appliances

Water softener for the entire home

Professional lighting plan with designer fixtures from top brands

Fingerprint lock and automatically secured rear gate

Located in exclusive Benoordenhout

#### A Home That Offers It All

This property is more than just a house it is a meticulously designed living environment where luxury, technology, and comfort come together. A place where every day feels like coming home - stylish, secure, and serene, right in the heart of The Hague.





















