



Sportlaan 74
2566 LC Den Haag

€ 295.000 k.k.

Price	€ 295.000 k.k.
Decoration	Fully furnished
Homeowners association costs	€ 267
Status	Available
Acceptance	Directly
Apartment type	Apartment w/ access balcony, apartment
Bottom floor	2
Build type	Existing
Year of construction	1959
Maintenance inside	Good
Maintenance outside	Good
Location	Near park, in residential area
Particulars	Protected town view, elderly accessible, special needs accessible
Living surface	59m ²
Volume	200m ³
Rooms	3
Bedrooms	1
Bathrooms	1
Floors	1
Facilities	Lift
Energy label	C
Isolation	Insulated glazing
Hot water	Central supply
Heating	Block heating
Balcony	Yes

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Sportlaan 74, The Hague – Vogelwijk

Located in the highly sought-after Vogelwijk area, this well-maintained 2/3-room apartment features a spacious kitchen, a bright living/dining room, a sunny balcony, and unobstructed views towards The Hague city centre.

This pleasant apartment combines a practical layout with comfortable living. The generous living/dining room spans the full width of the apartment and benefits from abundant natural light through large windows. From the living room, there is direct access to the sunny balcony, where you can enjoy the open views in peace and privacy. The spacious kitchen, comfortable bedroom, and neat bathroom complete the property.

The apartment is situated in the popular Vogelwijk, one of the most desirable and green residential areas of The Hague. Within close proximity you will find the beach, dunes, and the Westduinpark, ideal for relaxation, walking, and sports. The vibrant shopping streets Fahrenheitstraat and Frederik Hendriklaan ("De Fred") are also nearby, as well as excellent public transport connections and easy access to major roads such as the A4, A12, and A13. A unique location where tranquillity, nature, and urban amenities come together beautifully.

Layout

Representative entrance of the complex with mailboxes and intercom system. Secured communal hall with lift and staircase leading to the second floor. The apartment is accessed via the gallery.

Entrance to the apartment, vestibule with a built-in cupboard housing the meter cabinet and a separate cupboard with the boiler installation. From the hallway, access to the kitchen, which is neatly arranged and equipped with various built-in appliances, including a refrigerator, freezer, 4-burner hob, extractor hood, and dishwasher.

The spacious living/dining room is positioned across the full width of the apartment and feels particularly bright and airy thanks to the large windows. The unobstructed view towards the city centre enhances the sense of space. The living room also features a fireplace, two built-in cupboards, and direct access to the sunny balcony.

The bedroom is quietly situated and offers direct access to the bathroom. The bathroom is equipped with a shower, washbasin with vanity unit, illuminated mirror, and connection for a washing machine.

By relocating the kitchen to the living/dining area, there is the possibility to create a second bedroom or home office.

Key features

Built in 1959

Situated on leasehold land, expiring on 31-12-2027

Annual ground rent: €72.60

Living area approx. 59 m²

Balcony approx. 3 m²

Active owners' association (VvE), contribution €267.48 per month

Advance heating costs €82.52 per month (excluding water)

Energy label C

Double-glazed window frames

Heating via block heating system

Hot water via owned electric boiler

Private storage room on the ground floor

Lift available

Shared bicycle storage

Project notary applies

Delivery in consultation, can be quick.









