RESIDENCE
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FOR SALE



Nieuwe Schoolstraat 2 A
2514 HX Den Haag

€ 2.275.000 k.k. — € 8.800 p.m. ex.

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Banstraat 1

2517 GH Den Haag

070 2400 213

info@residencemakelaars.com

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FEATURES

Price	€ 2.275.000 k.k. — € 8.800 p.m. ex.
Decoration	Fully furnished, partly furnished
Status	Available
Acceptance	Directly
House type	Town house, corner house
Build type	Existing
Maintenance inside	Excellent
Maintenance outside	Excellent
Location	In town center
Particulars	Monumental house, monument, protected town view
Living surface	267m^2
Plot surface	228m^2
Other surface	8m^2
Volume	1.044m^3
Rooms	7
Bedrooms	5
Bathrooms	2
Floors	5
Facilities	Alarm, cable tv, outside sun screen
Energy label	D
Isolation	Insulated glazing
Hot water	Central heating
Heating	Central heating
Furnace	Combi ketel (combined furnace, owned)
Balcony	Yes
Garden	Backyard
Backyard	Southwest, 159m^2, 1079×1477cm

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DESCRIPTION

Nieuwe Schoolstraat 2-A, The Hague – Voorhout

A unique opportunity to own an iconic masterpiece!

Nieuwe Schoolstraat 2-A is an extremely exclusive city villa located in the prestigious heart of The Hague. This magnificent monument from 1869 is a true icon, steeped in historical charm and classical beauty. The villa combines elegant details with modern comfort, making it the perfect home for those seeking luxury, space, and privacy. With no less than 268 m^2 of living space and a remarkable garden 14 meters deep, this villa offers a rare gem in the sought-after Voorhout district – one of the city's most beautiful and prestigious neighborhoods.

The most sought-after location in The Hague

Living at Nieuwe Schoolstraat 2-A means living in the heart of the chic Voorhout district, a top neighborhood where exclusivity and elegance go hand in hand. The city center, with its renowned restaurants, high-end boutiques, and cozy cafés, is within walking distance. Culture lovers will appreciate the proximity to landmarks such as the Mauritshuis, the Royal Palace, and the Hofvijver. The excellent accessibility via the A12, A4, and A44 highways makes it easy to leave the city, while still being close to the heart of The Hague.

A captivating layout:

Upon entering, you are immediately greeted by the impressive hallway, with its high ceilings and original details that highlight the grandeur of the property. The house features an ideal layout with 7 spacious rooms, including five luxurious bedrooms that each offer their own peace and privacy. The living/dining room ensuite is the heart of the house, a space that exudes style and elegance. The parquet flooring, classic fireplace, and ornaments bring the past to life, while modern amenities ensure comfort and convenience.

The beautiful light-filled living room overlooks the expansive garden. The 14-meter deep garden offers maximum privacy and is a green oasis in the heart of the city, perfect for relaxation or an inviting outdoor lounge. The garden also provides space for creating a veranda or other luxurious outdoor living spaces. The enclosed side entrance offers practical access for bicycles, a Vespa, or garden maintenance.

The modern living kitchen and basement:

The modern living kitchen is a dream for any cooking enthusiast, with an extensive design and spacious layout. The kitchen leads to a large basement that offers multiple possibilities, such as a wine cellar.

Five luxurious bedrooms and bathrooms:

The villa boasts five generous bedrooms, all designed with style and comfort in mind. The two luxurious bathrooms are finished with high-quality materials. Additionally, there are three separate toilets for extra convenience and comfort.

Special features that make it unique:
- Stunning eclectic-style façade, truly a unique design
- Prime location in the heart of the sought-after Voorhout district, within walking distance of the city center
- Living area: 268 m^2 – spacious enough for the whole family and for entertaining guests
- Plot area: 228 m^2, with a deep garden that offers not only space but also privacy and tranquility
- Number of rooms: 7, including 5 spacious bedrooms
- Lovely living kitchen with access to the garden

DESCRIPTION

- Two luxurious bathrooms and three separate toilets
- Expansive southwest-facing garden with plenty of privacy and its own side entrance
- Municipal monument – a piece of history in the center of The Hague
- Fully furnished transfer option available, allowing you to enjoy the luxury immediately
- Building inspection available, the property is in excellent condition
- Delivery by mutual agreement, quick delivery possible.

We are proud to offer this exceptional property and invite you for a no-obligation viewing.
Do you need to sell your current home first? We are happy to advise you on the sale price.

Viewings available Monday through Sunday. We take all the time needed to show you around this beautiful home. We are also available for the sale of your current home, both within and outside The Hague.

PHOTOS













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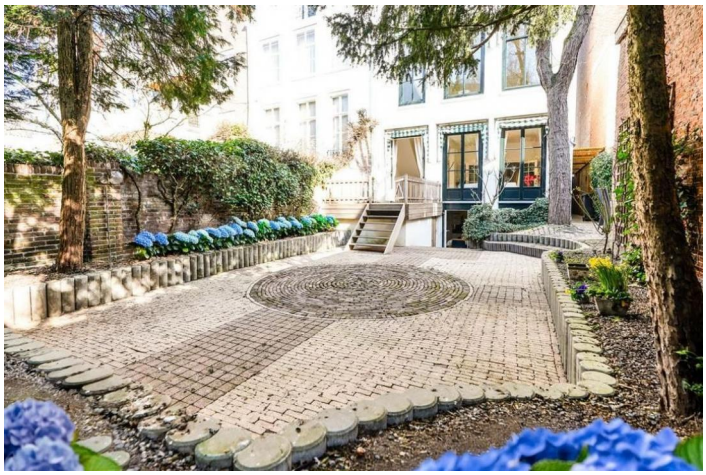
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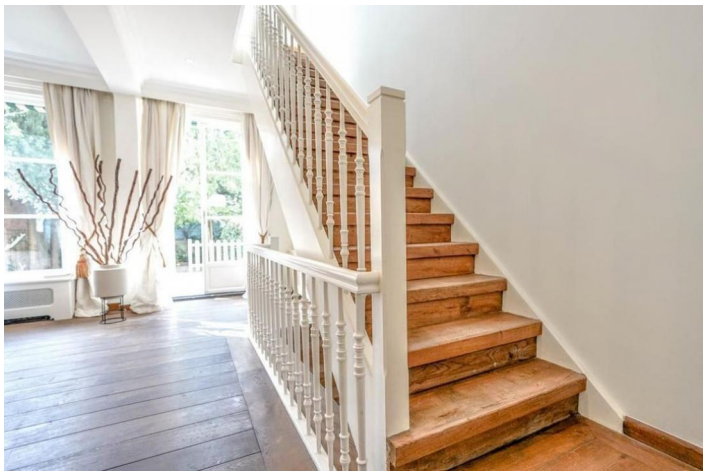
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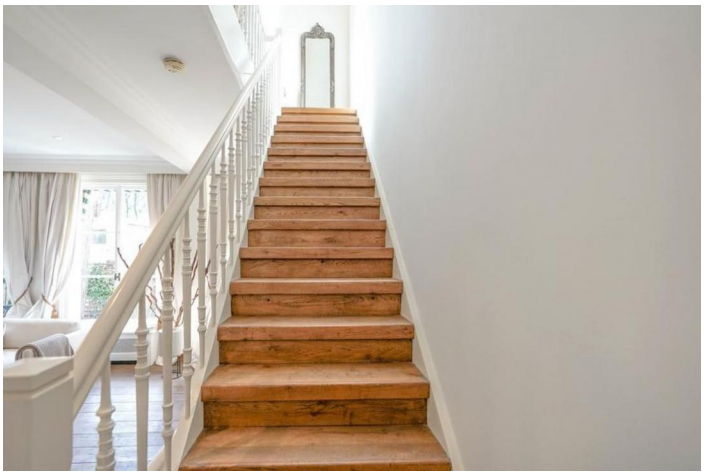
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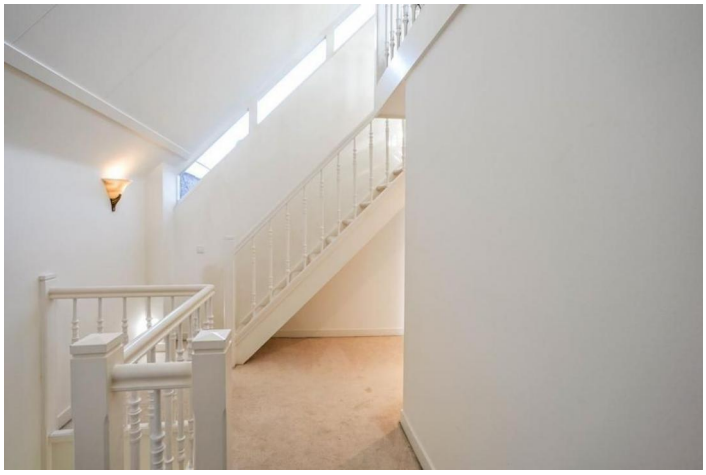
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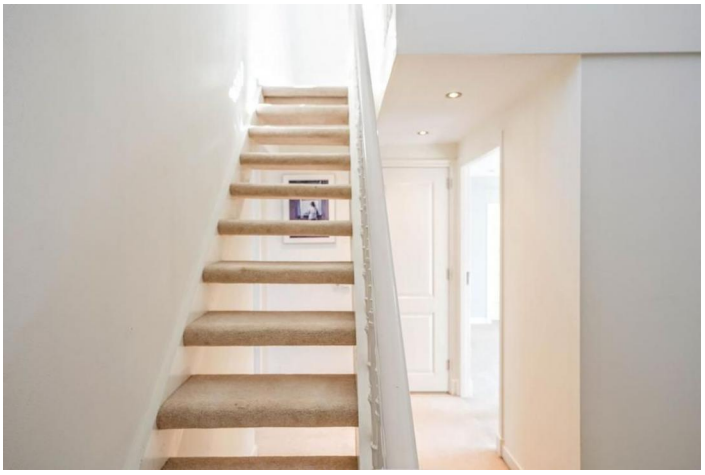
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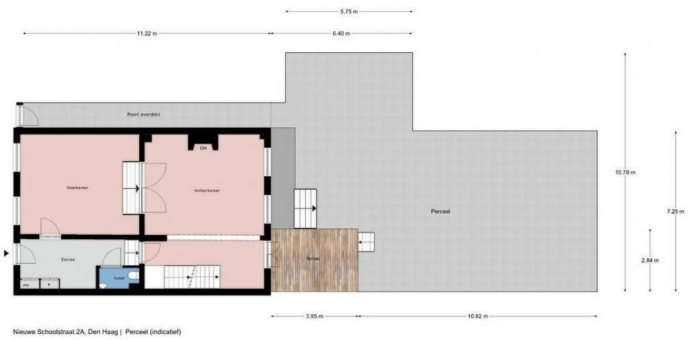
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Nieuwe Schoolstraat 2A, Den Haag | Perceel (indicatief)

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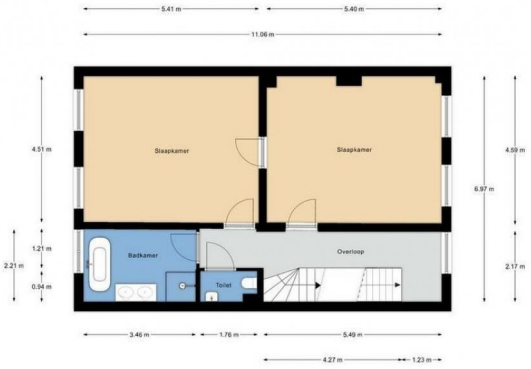
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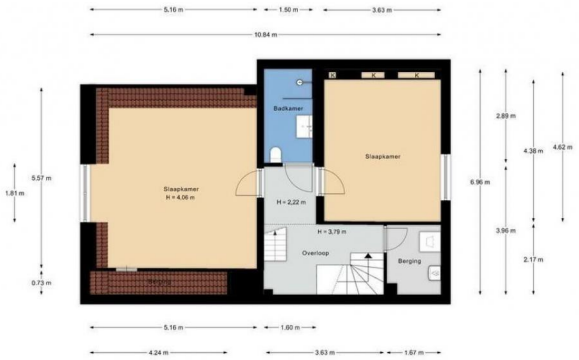
Nieuwe Schoolstraat 2A, Den Haag | Begane grond H = 3,01 m



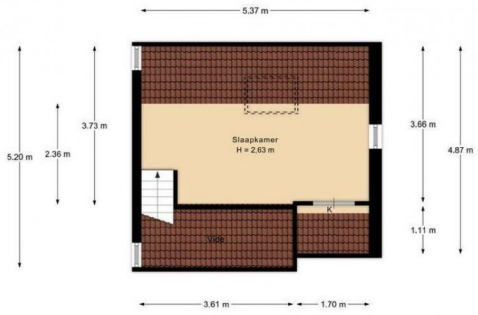
Nieuwe Schoolstraat 2A, Den Haag | Souterrain H = 2,24 m



Nieuwe Schoolstraat 2A, Den Haag | 1e Verdieping H = 3,68 m



Nieuwe Schoolstraat 2A, Den Haag | 2e Verdieping H =2,22 - 4,06 m



Nieuwe Schoolstraat 2A, Den Haag | Vliering H =2,63 m

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