



Oude Haagweg 44 B
2552 EP Den Haag

€ 525.000 k.k.

Price	€ 525.000 k.k.
Homeowners association costs	€ 150
Status	Available
Acceptance	Directly
Apartment type	Upper floor apartment, apartment
Bottom floor	5
Build type	Existing
Year of construction	2017
Maintenance inside	Excellent
Maintenance outside	Excellent
Location	In residential area, clear view
Particulars	Elderly accessible, special needs accessible
Living surface	108m ²
Volume	388m ³
Rooms	3
Bedrooms	2
Bathrooms	1
Floors	1
Facilities	Mechanical ventilation, cable tv, lift, sliding door, natural ventilation
Energy label	A
Isolation	Roof insulation, wall insulation, floor insulation, fully isolated, hr-glass
Hot water	Central supply
Heating	Central heating, Heated floor
Furnace	Hr combiketel (2017, combined furnace, owned)
Balcony	Yes
Shed	Indoor
Garage type	Car park, parking spot
Sizes	12m ² , 240×500

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Oude Haagweg 44 B, The Hague

Are you looking for peace, elegance, and comfort?

This truly beautiful and unique 3-room apartment offers everything you are looking for. The apartment features a luxurious kitchen and bathroom, two bedrooms, a spacious southwest-facing terrace, a private storage unit, and a dedicated parking space. Located in the most attractive part of Oude Haagweg, you will enjoy stunning unobstructed views.

The apartment has been fully renovated with attention to detail and the use of high-quality materials. Situated on the 6th floor, it benefits from excellent natural light and breathtaking open views, offering complete privacy.

The location is ideal: between the beach of Kijkduin and the city center of The Hague. You will have excellent parking options for visitors and convenient public transport connections, including a direct tram line to The Hague city center. In addition, you are close to major roads leading to Amsterdam and Rotterdam, as well as various shopping centers (Alphons Diepenbrockhof, Loosduinen Shopping Center, and the newly renovated covered Kijkduin Shopping Center).

Layout:

Central entrance with mailboxes and intercom panel, hallway with video intercom, elevators, and staircase to the 6th floor.

Entrance to the apartment: hallway with meter cupboard, modern toilet with washbasin, and access to the living/dining room. From here you reach the spacious sunny terrace with open views. The luxurious open kitchen is equipped with built-in appliances, including a fridge-freezer, dishwasher, combination oven/microwave, and hob.

The first spacious bedroom is located along the long side of the apartment and is generously sized (4.40 m x 2.92 m). The bright second bedroom, also on the long side, is ideal as a study or walk-in closet (4.40 m x 2.06 m).

The luxurious, newly fitted bathroom features a walk-in shower with rain shower and handheld shower, a vanity unit, and a designer radiator.

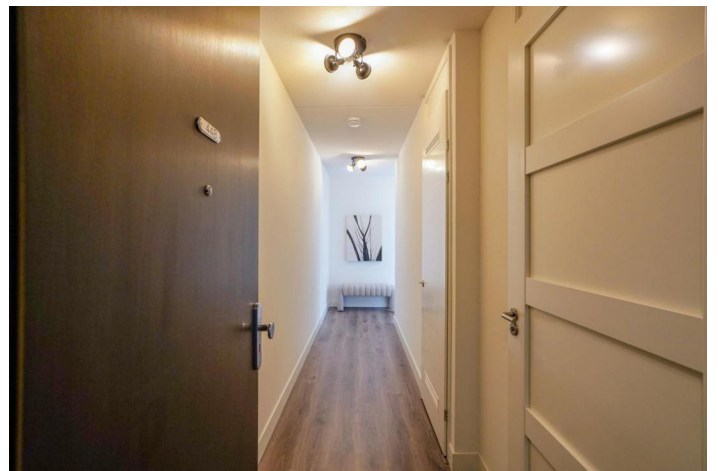
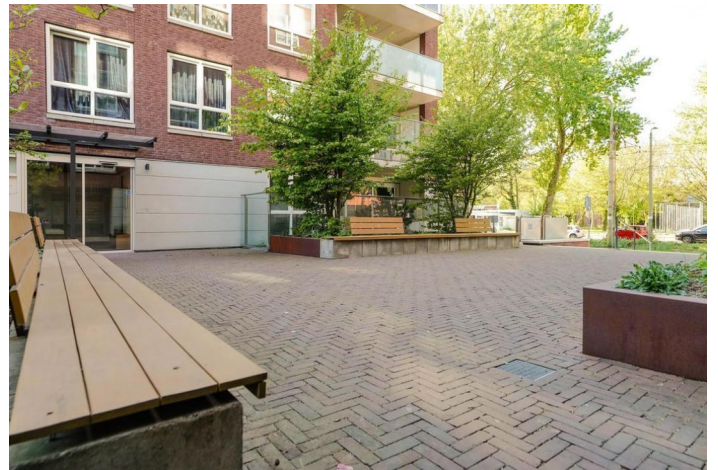
From the hallway, you also have access to a closed storage room with space for a washing machine and dryer.

The apartment also includes a private storage room in the building and a private parking space in the underground garage.

Special features:

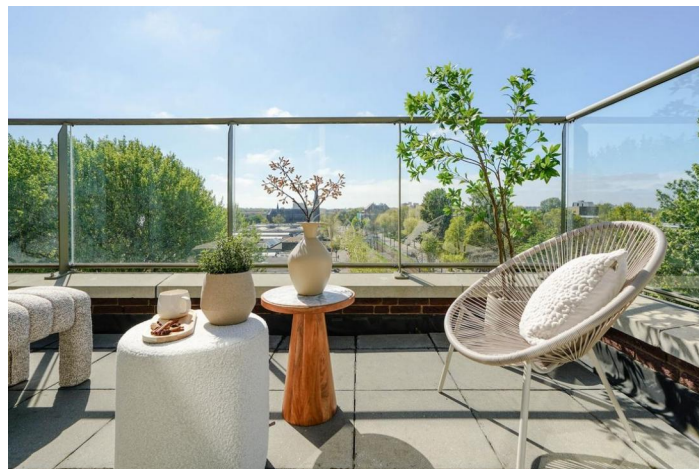
- Excellent location
- Beautiful open views
- Modern renovation with high-quality materials
- Energy label A
- Modern electrical system and plumbing
- Luxury kitchen and bathroom
- Spacious private storage in the basement
- Active and financially healthy homeowners' association (monthly contribution €...)
- Large elevator
- Freehold property (no leasehold)
- Delivery in consultation, quick transfer possible

This stunning apartment is absolutely worth a viewing! You are warmly welcome for a non-binding appointment.



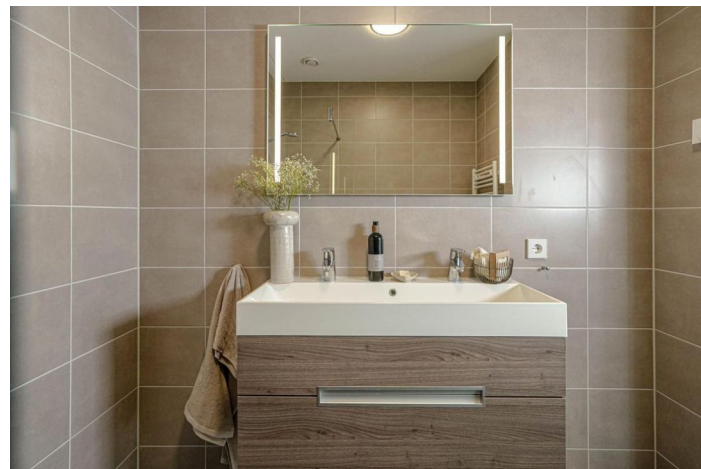


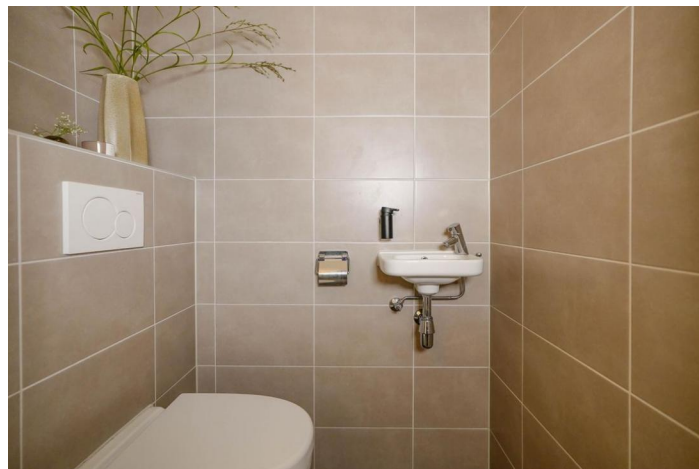
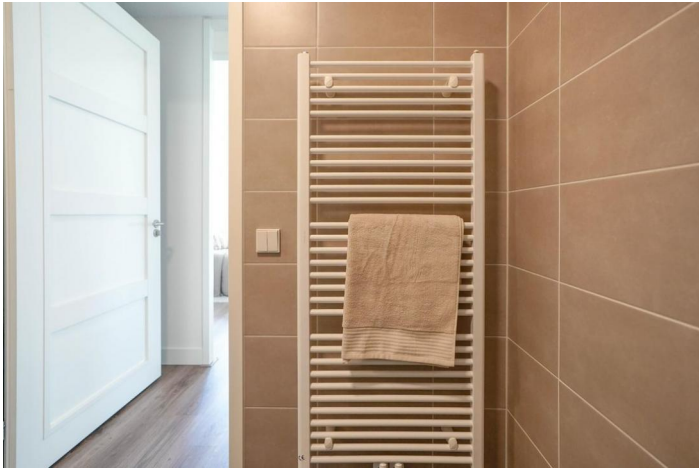




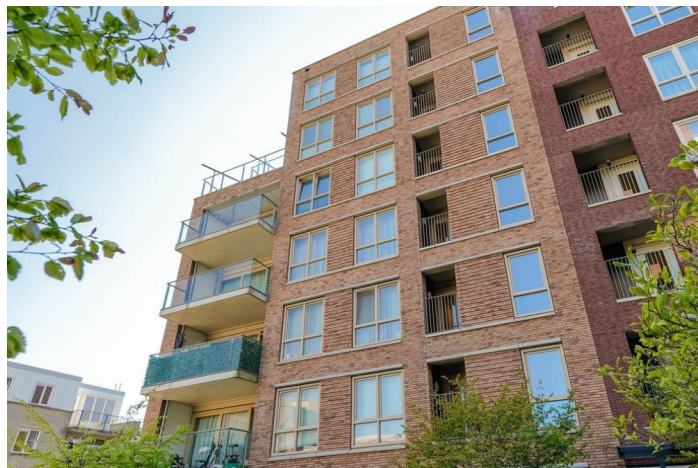












Oude Haagweg 44B Den Haag | 5e Verdieping H=2,80 m