RESIDENCE
MAKELAARS

FOR SALE

Duinweg 23
2585 JV Den Haag

€ 1.745.000 k.k.

Residence makelaars
Banstraat 1
2517 GH Den Haag

070 2400 213
info@residencemakelaars.com

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FEATURES

Price	€ 1.745.000 k.k.
Status	Available
Acceptance	In consultation
House type	Town house, corner house
Build type	Existing
Year of construction	1935
Maintenance inside	Moderate
Maintenance outside	Fair
Location	Near park, in residental area, open location
Particulars	Double housing possible, protected town view
Living surface	312m^2
Plot surface	383m^2
Other surface	34m^2
Volume	1.210m^3
Rooms	13
Bedrooms	9
Bathrooms	2
Floors	5
Facilities	Outside sun screen
Energy label	G
Isolation	Insulated glazing
Hot water	Central heating
Heating	Central heating
Furnace	(owned)
Balcony	Yes
Garden	Garden all round
Shed	Free standing, stone
Garage type	Free standing, stone
Capacity	1
Sizes	14m^2, 266×545

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Duinweg 23, The Hague - Van Stolkpark

Magnificent and exceptionally spacious corner house of approx. 312 m^2 with a sunny garden, garage and enormous potential, situated in a prime location within the prestigious Van Stolkpark, close to the beach, dunes and the city centre of The Hague.

Located on the stately and highly sought-after Duinweg, on the corner of Stolkplein, this characterful and exceptionally spacious corner house is situated in the exclusive Van Stolkpark; one of the most desirable and charming residential areas of The Hague. This remarkable property combines atmosphere, space and natural light with a playful layout, multiple outdoor areas, a detached garage and a separate storage building. A rare opportunity for lovers of grand townhouses with character and endless possibilities.

With a living area of no less than approx. 312 m^2, divided over four full residential floors, this property offers an exceptional amount of living space. Thanks to its corner position, the house benefits from additional privacy, numerous windows and beautiful natural light throughout the day.

Living in the prestigious Van Stolkpark
For decades, Van Stolkpark has been regarded as one of the most exclusive and beloved residential areas of The Hague. This unique neighbourhood is renowned for its stately architecture, wide avenues, mature greenery, tranquillity and international allure. The combination of classic townhouses, charming villas and monumental buildings creates a highly atmospheric living environment with an almost park-like appearance.

What makes Van Stolkpark truly unique is the perfect balance between peace, privacy and proximity to everything that makes The Hague so attractive. Within just a few minutes' walk from the property, you will find the Scheveningse Bosjes, Westbroekpark, the dunes and the beach. At the same time, The Hague city centre, the popular Frederik Hendriklaan shopping street, cultural venues, excellent restaurants, sports clubs and various international organisations are all located nearby.

The neighbourhood is also highly popular among both Dutch and international families due to its excellent accessibility and close proximity to renowned international schools, including the Deutsche Internationale Schule, the French School and several other international educational institutions.

Van Stolkpark is known as a peaceful and safe residential area with an exceptionally high level of living comfort and a very pleasant living environment. Homes in this area rarely become available and are often kept within families for generations.

Impressive living spaces
Entering the property through the front entrance, you are welcomed into a spacious hallway with a toilet and central staircase. From here, you enter the impressive living/dining room of approx. 54 m^2 on the ground floor. This generous living space extends across almost the entire depth of the house and is characterised by large windows, impressive width and ceiling heights of approx. 3 metres, creating an exceptional sense of space.
The kitchen is located at the rear of the property and offers access to a balcony. Thanks to the playful layout and the many windows, the entire floor enjoys a very pleasant atmosphere and abundant natural light.

Multifunctional first floor
The first floor once again offers a very spacious living area of over approx. 53 m^2. This floor offers countless possibilities and can perfectly serve as a second living room, master lounge, home office, library or luxurious entertainment area. In addition, this floor includes an extra room which is ideal as a bedroom, study, dressing room or office. The balconies at both the front and rear further enhance the open and bright character of this level.

Spacious bedroom floor
The second floor forms a full sleeping level with multiple bedrooms, practical built-in storage spaces and a separate laundry room. The impressive master bedroom of approx. 24 m^2 immediately stands out, while the remaining bedrooms are also very well-sized. Thanks to its efficient layout, this floor is ideal for larger families or for those seeking additional work or hobby rooms.

Lower ground floor with direct garden access
The lower ground floor offers surprisingly generous additional space and possibilities. Here you will find, among other things, a spacious bedroom of approx. 28 m^2, a very large bathroom of approx. 21 m^2, several storage areas and direct access to the rear garden. This level is perfectly suited as a guest suite, au-pair accommodation, home practice or luxurious wellness area.

Outdoor space, garage and storage building
The property features multiple outdoor areas, including several balconies, a sunny garden and a spacious terrace. At the rear of the plot there is both a detached garage and a separate storage building, ideal for storage, hobbies or parking bicycles and cars.

In addition, the property benefits from a spacious attic storage area of approx. 34 m^2, ideal for additional storage.
An exceptional property with enormous potential

Duinweg 23 is a truly remarkable corner house offering a unique combination of space, light, character and location. A property with enormous potential for modernisation and sustainability upgrades, where—with the right finishing touches—an absolute dream home of the highest level can be created.

\Features:
Magnificent and spacious corner house;
Located in the prestigious Van Stolkpark;
Living area approx. 312 m^2;
Gross volume approx. 1,210 m^3;
Additional indoor space approx. 34 m^2;
External storage space approx. 29 m^2;
Multiple balconies and sunny garden;
Detached garage;
Separate storage building;
Lower ground floor with direct garden access;
Abundant natural light due to corner position;
Ideal for large families or combined living and working;
Within walking distance of the beach, sea, dunes and Westbroekpark;
Close to international schools and major roads;
Significant potential for modernisation and sustainability improvements;
Age clause and materials clause applicable;
Mixed-use designation for residential and office purposes, making the property especially attractive and multifunctional;
Delivery in consultation.

A corner house of this size and in this exceptional location rarely becomes available. Duinweg 23 truly needs to be experienced in person to fully appreciate its unique atmosphere, space and possibilities. You are warmly invited for a non-binding viewing.

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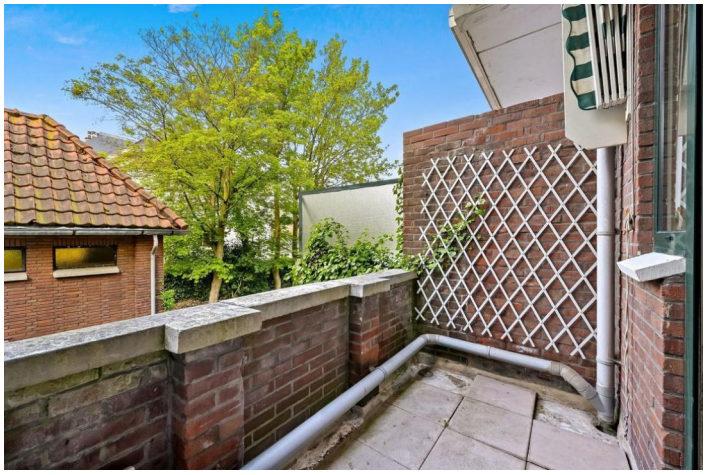

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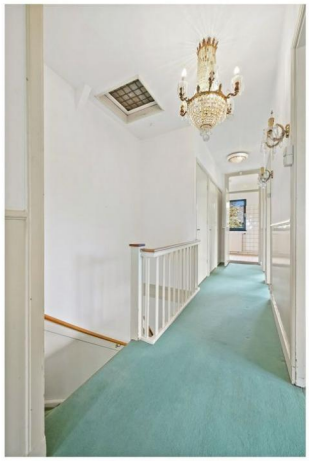

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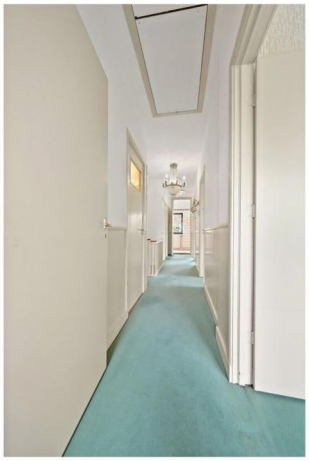

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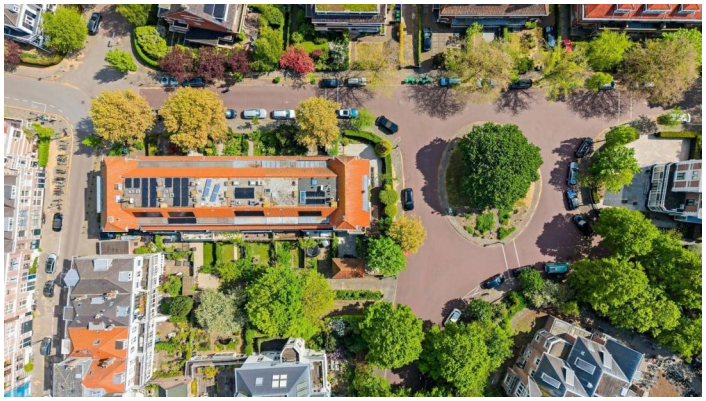

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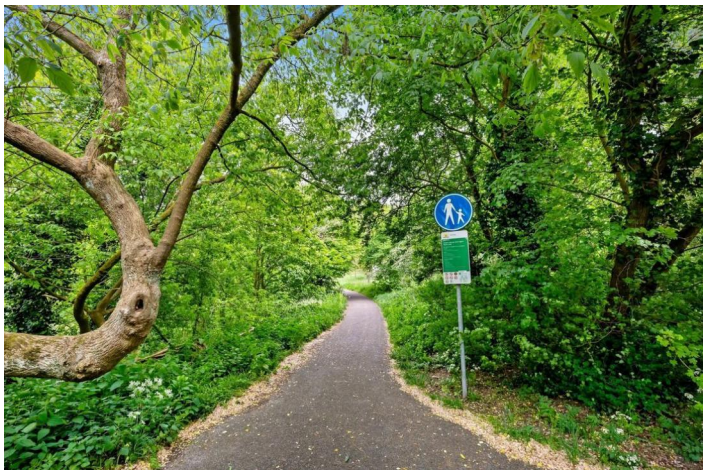

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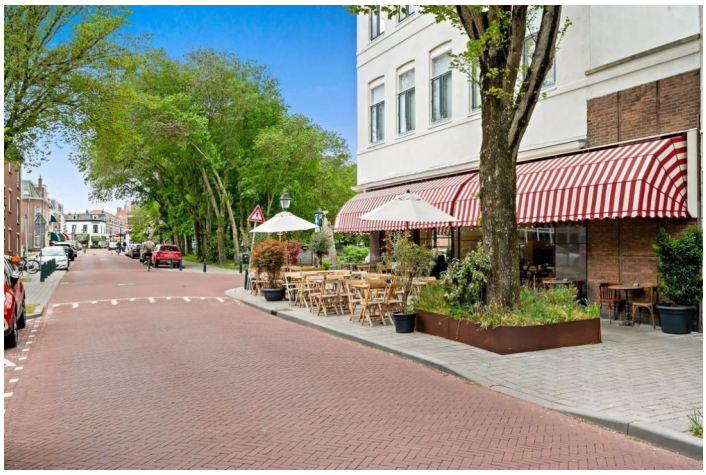

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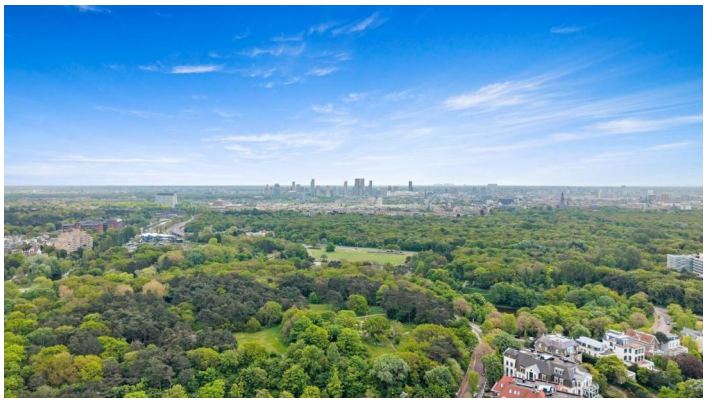

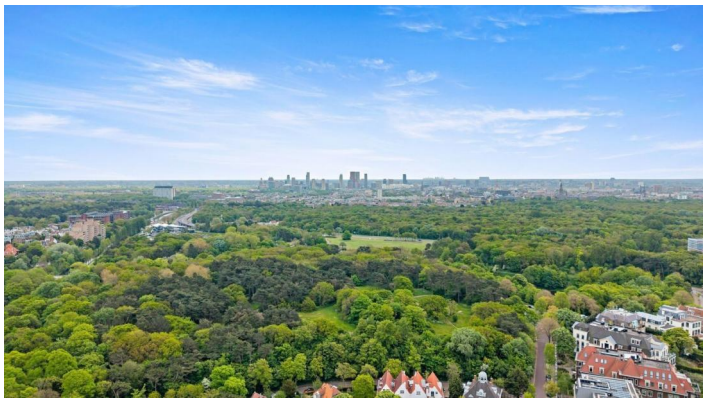

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