



Rederserf 11
2586 KL Den Haag

€ 655.000 k.k.

Price	€ 655.000 k.k.
Decoration	Partly furnished
Homeowners association costs	€ 300
Status	Available
Acceptance	Directly
Apartment type	Ground floor apartment, apartment
Bottom floor	1
Build type	Existing
Year of construction	1977
Maintenance inside	Excellent
Maintenance outside	Excellent
Location	In residential area, clear view, by the sea
Particulars	Elderly accessible, special needs accessible
Living surface	135m ²
Volume	410m ³
Rooms	4
Bedrooms	3
Bathrooms	1
Floors	1
Facilities	Outside sun screen, sliding door
Energy label	C
Isolation	Roof insulation, wall insulation, floor insulation, hr-glass
Hot water	Central heating
Heating	Central heating
Furnace	Hr combi ketel (combined furnace, owned)
Garden	Backyard
Backyard	South, 65m ² , 1177×553cm
Garage type	Parking spot
Sizes	12m ² , 291×410

does not accept any liability regarding the veracity of the presented information, nor can any rights be derived from it.

Rederserf 11, The Hague – Scheveningen

Ground-floor apartments with generous outdoor space along the Dutch coast are rare. After being in the same family for more than 30 years, this home is now offered for sale – a unique opportunity, as properties like this seldom come onto the market.

Spacious 4-room ground-floor apartment with sea views, two large terraces and a private parking space

In a unique location in the popular district of Scheveningen, within the well-maintained Princelandt complex, you will find this spacious and single-level ground-floor apartment with beautiful sea views. Here you can experience the ultimate holiday feeling every day, with the beach literally just around the corner.

The apartment offers a generous living area of approximately 134 m², three bedrooms (currently arranged as two bedrooms and a study), a walk-in wardrobe, a workspace, and no fewer than two spacious and sunny terraces.

At the front of the property there is a wide terrace with afternoon and evening sun and views of the sea, while the terrace at the rear enjoys morning and afternoon sun. In addition, the apartment includes a private parking space and a private storage room in the secured underground garage of the complex.

Perfect location near the beach and amenities

The property is situated in a quiet, low-traffic and family-friendly area, within walking distance of the beach and the Scheveningen boulevard. Here you will find a wide selection of restaurants, cafés and entertainment venues. Shops and daily amenities are also close by, including a covered shopping centre in the neighbourhood.

For fresh products you can visit the pleasant market on Stevinstraat, held every Thursday. Culture and entertainment are also nearby: the well-known AFAS Circustheater is practically next door, perfect for a spontaneous evening at a musical.

By bicycle or tram you can easily reach The Hague city centre, while the beautiful Westbroekpark is also within easy reach for relaxation in green surroundings. This park also hosts the well-known annual Festival De Parade.

Layout

The entrance to the apartment is located at the front. Upon entering, you step into a spacious L-shaped hallway with a comfortable width of approximately 1.92 metres. Here you will find the meter cupboard with a recently installed central heating boiler and a modern wall-mounted toilet with washbasin and recessed lighting.

From the central hall you reach the bright and spacious living and dining room at the rear. Thanks to the large windows and the absence of overlooking neighbours, the space feels exceptionally open and bright. The wide garden and glass façade further enhance the sense of space. The living/dining room also features an atmospheric gas fireplace.

The open-plan kitchen is located at the front of the apartment and offers beautiful sea views. The kitchen is modern and fully equipped with high-quality built-in appliances, including a fridge-freezer combination, dishwasher, coffee machine, oven, steam oven, wine climate cabinet, induction hob and stainless steel extractor hood. A matching dining table completes the space.

The hallway also provides a utility cupboard with connections for a washing machine and dryer, as well as a large wardrobe cupboard. From here you can access the three bedrooms. They are currently arranged as two bedrooms, a walk-in wardrobe and a home office, but the original layout with three bedrooms can easily be restored.

The front bedroom enjoys beautiful sea views, while the two bedrooms at the rear have direct access to the garden.

The modern bathroom offers a true wellness experience at home and features a jacuzzi bath, walk-in shower with seating and infrared function, a wall-mounted toilet, and a double washbasin with vanity unit and mirrored cabinets.

The living room and kitchen are finished with an elegant natural stone floor, adding to the luxurious appearance of the apartment.

Key features

Highly sought-after prime location, quietly situated just steps from the boulevard and the beach

Living area approximately 135 m²

Unique opportunity
Very well maintained
Rear terrace approximately 65 m²
Private parking space in the underground garage (€30.000,-)
Built in 1977
Single-level and life-cycle friendly living
Energy label C
uPVC window frames with double glazing and HR++ glass
Healthy, active and professionally managed Homeowners' Association (VvE)
Collective building insurance
Available immediately – enjoy the sun, beach and sea this summer

A spacious and comfortable apartment in a prime seaside location, with all amenities within easy reach and the beach just a short walk away. An ideal home for those who wish to enjoy peace, space and the unique coastal lifestyle of Scheveningen.

















