



**Kanonstraat 16**  
**2514 AR Den Haag**

**€ 250.000 k.k.**

<b>Price</b>	€ 250.000 k.k.
<b>Decoration</b>	Fully furnished, partly furnished
<b>Homeowners association costs</b>	€ 120
<b>Status</b>	Available
<b>Acceptance</b>	Directly
<b>Apartment type</b>	Ground floor apartment, apartment
<b>Bottom floor</b>	1
<b>Build type</b>	Existing
<b>Year of construction</b>	1997
<b>Maintenance inside</b>	Excellent
<b>Maintenance outside</b>	Excellent
<b>Location</b>	Near quiet road, in town center
<b>Particulars</b>	Elderly accessible, special needs accessible
<b>Living surface</b>	26m <sup>2</sup>
<b>Volume</b>	89m <sup>3</sup>
<b>Rooms</b>	1
<b>Bedrooms</b>	1
<b>Bathrooms</b>	1
<b>Floors</b>	1
<b>Facilities</b>	Mechanical ventilation, cable tv, lift
<b>Energy label</b>	A
<b>Isolation</b>	Fully isolated
<b>Hot water</b>	City heating
<b>Heating</b>	City heating

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

Kanonstraat 16, The Hague (City Centre)

Wonderful apartment located on the ground floor in the historic city centre of The Hague, featuring energy label A!

In this characteristic building on the stately Kanonstraat, once home to a national investigative service, a refined residential complex has now been realized: a stylish residence with 54 exclusive homes, finished to a high standard with great attention to detail.

This unique location combines the vibrancy of the city centre with the tranquility of a green environment. Situated just a stone's throw from the Haagse Bos, the surroundings offer an almost park-like atmosphere. An oasis of calm, directly adjacent to the lively heart of the city. The complex features a sheltered communal courtyard, ideal for enjoying a relaxing moment outdoors.

**Layout:**

Shared entrance with intercom system and mailboxes. Entrance to the apartment, luxury, recently renovated kitchen fully equipped with built-in appliances: a 4-burner hob, extractor hood, built-in oven, fridge/freezer combination, and dishwasher. Through the kitchen you enter the living area: a bright corner space with large windows and a beautiful view over monumental buildings. Sleeping area with sufficient space for a spacious double bed. New bathroom equipped with a shower, washbasin, and toilet. The complex also has a communal garden.

**Monthly costs (indicative)**

The property has the following monthly expenses:

Homeowners' association (VVE) contribution: €138,-

(including building insurance, maintenance reserve, and management)

Advance payment for utility-related service costs: approximately €185 per month, consisting of:

Electricity: €57

Heating: ± €68

Water: €15

Internet & TV: €30

Total monthly costs (excluding mortgage): approximately €322,69 per month.

**Property features:**

Located on the ground floor with a pleasant view over the centre of The Hague;

- Energy label A;
- Part of a stylish residential complex in a characteristic building on the stately Kanonstraat;
- Quiet location near the Haagse Bos with a park-like setting;
- Within short distance of the vibrant city centre;
- Sheltered communal courtyard garden;
- Accessible by lift or stairs;
- Luxury, recently renovated kitchen with built-in appliances;
- Bright living area with large windows and a view of Hotel Des Indes;
- Optionally available furnished;
- Project notary applies (Quadrant Notarissen);
- Well-maintained and move-in ready.

This move-in ready apartment is definitely worth a viewing. You are warmly invited for a no-obligation tour!







