



**Obrechtstraat 409**  
**2517 VB Den Haag**

**€ 890.000 k.k.**

<b>Price</b>	€ 890.000 k.k.
<b>Decoration</b>	Partly furnished
<b>Homeowners association costs</b>	€ 114
<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>	2016
<b>Maintenance inside</b>	Excellent
<b>Maintenance outside</b>	Excellent
<b>Location</b>	In residential area
<b>Particulars</b>	Elderly accessible, special needs accessible
<b>Living surface</b>	154m <sup>2</sup>
<b>Volume</b>	522m <sup>3</sup>
<b>Rooms</b>	2
<b>Bedrooms</b>	1
<b>Bathrooms</b>	1
<b>Floors</b>	1
<b>Facilities</b>	Mechanical ventilation, glass fiber
<b>Energy label</b>	A
<b>Isolation</b>	Roof insulation, wall insulation, floor insulation, insulated glazing, hr-glass
<b>Hot water</b>	Central heating
<b>Heating</b>	Central heating
<b>Furnace</b>	Hr combi ketel (2016, combined furnace, owned)
<b>Garden</b>	Frontyard
<b>Frontyard</b>	Southwest, 66m <sup>2</sup> , 1608×411cm

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

Obrechtstraat 409/411, Den Haag – Duinoord

't Hofje van Schuyt – Een locatie met karakter, comfort en optimale veiligheid.

Unieke mogelijkheid om twee naast elkaar gelegen appartementen samen te kopen en zo een groot gelijkvloers appartement te creëren van maar liefst ca. 154 m<sup>2</sup>, in een gated community.

In het hart van een van de meest gewilde wijken van Den Haag, Duinoord, bevindt zich een verborgen parel: twee prachtige 2-kamerappartementen die eenvoudig samen te voegen zijn tot één groot geheel. De appartementen zijn in 2016 nieuw gebouwd en bieden de perfecte combinatie van luxe, moderne afwerking en een locatie waar zowel rust als het bruisende stadsleven binnen handbereik zijn.

De appartementen zijn zorgvuldig ontworpen en bieden een royale, lichtovergoten leefruimte met hoogwaardige afwerkingen, een ruime slaapkamer, een luxe badkamer, een open keuken en een privéterras op het zonnige zuidwesten. Het is de ideale plek voor wie op zoek is naar een eigentijds, stijlvol huis in een van de meest geliefde wijken van Den Haag.

Duinoord: De charme van een gewilde wijk

Duinoord is de perfecte wijk voor wie het beste van twee werelden zoekt: de rust van een residentiële buurt en de nabijheid van alles wat Den Haag te bieden heeft. De wijk is bekend om zijn karakteristieke architectuur, met statige huizen en gezellige straatjes die een gevoel van geschiedenis en charme uitstralen. Tegelijkertijd ligt Duinoord centraal, met uitstekende verbindingen naar het stadscentrum en alle voorzieningen die je je kunt wensen.

De nabijheid van de Reinkenstraat en Frederik Hendriklaan maakt het gemakkelijk om te genieten van boetieks, gezellige cafés en restaurants, terwijl het strand van Scheveningen met de fiets in slechts 10 minuten bereikbaar is. Voor cultuur- en kunstliefhebbers biedt de buurt verschillende musea en galleries, wat de locatie nog aantrekkelijker maakt.

Obrechtstraat 409/411, The Hague – Duinoord

't Hofje van Schuyt – A location with character, comfort and optimal security

A unique opportunity to purchase two adjoining apartments together and create a spacious ground-floor apartment of no less than approx. 154 m<sup>2</sup>, located within a gated community.

In the heart of one of The Hague's most sought-after neighbourhoods, Duinoord, you will find a hidden gem: two beautiful two-room apartments that can easily be combined into one large residence. Newly built in 2016, the apartments offer the perfect combination of luxury, modern finishes and a location where both tranquillity and the vibrant city life are within easy reach.

The apartments have been carefully designed and offer generous, light-filled living spaces with high-quality finishes, spacious bedrooms, luxurious bathrooms, open kitchens and a private southwest-facing outdoor area. This is the ideal place for anyone looking for a contemporary, stylish home in one of The Hague's most beloved neighbourhoods.

Duinoord: the charm of a sought-after neighbourhood

Duinoord is the perfect neighbourhood for those seeking the best of both worlds: the tranquillity of a residential area and the convenience of everything The Hague has to offer. The area is known for its characteristic architecture, with stately homes and charming streets that exude a sense of history and character. At the same time, Duinoord is centrally located, with excellent connections to the city centre and all amenities you could wish for.

The nearby Reinkenstraat and Frederik Hendriklaan make it easy to enjoy boutiques, cosy cafés and restaurants, while Scheveningen beach can be reached by bike in just 10 minutes. For culture and art lovers, the area also offers various museums and galleries, making the location even more attractive.

The apartments: an oasis of luxury and comfort

These apartments have been built with comfort and style in mind. The space has been optimally used, with an open, modern layout that connects the living areas while allowing each room to retain its own character. The apartments feature high-quality materials and smart technologies that make everyday living easier.

Living room:

The spacious living and dining areas are places where light and space come together. Thanks to the large windows, plenty of natural light flows in, creating an airy and inviting atmosphere. The floors are fitted with beautiful PVC flooring with underfloor heating, ensuring year-round comfort. The open layout offers many possibilities for a cosy seating area and dining space.

Kitchen:

The modern open kitchens are a dream for any cooking enthusiast. The kitchen islands with Smeg built-in appliances, including a gas hob, oven, dishwasher and fridge-freezer, offer both functionality and style. The sleek finish and use of durable materials make the kitchens real eye-catchers. In addition, there is ample storage space, making cooking and organising meals a pleasure.

Bedroom:

The apartments feature spacious bedrooms with a calm and bright atmosphere. The master bedroom, with its own walk-in shower and built-in wardrobe wall, is an ideal place to start the day in comfort.

Bathroom:

The luxurious bathrooms are true oases of calm. They are fitted with a bathtub, Grohe rain shower and a stylish vanity unit with double washbasins. The combination of anthracite-grey floor tiles and white wall tiles creates a modern, elegant look in which quality is reflected in every detail.

Outdoor space:

The southwest-facing garden of 66 m<sup>2</sup> is one of the most attractive features of this property. It offers plenty of space for outdoor living, from relaxing in the sun to enjoying cosy dinners with friends and family. The garden is neatly landscaped and provides a peaceful green oasis in the heart of the city.

't Hofje van Schuyt – A location with character, built in 2016

't Hofje van Schuyt is a modern and peaceful complex, located on a charming street that avoids the bustle of the city while keeping everything you need close at hand. The Duinoord neighbourhood, with its stately buildings and green streets, has the charm of a village while offering all the benefits of city living. With the Reinkenstraat and Frederik Hendriklaan within walking distance, everything you need for convenient and enjoyable daily life is nearby. Public transport connections are excellent, allowing you to reach other parts of the city and beyond quickly and easily.

The navigation address for the apartment is 2e Schuytstraat, near number 292. Entrance to the courtyard is via a closed gate.

Key features

Prime location in the sought-after Duinoord neighbourhood, offering both tranquillity and urban amenities

Newly built in 2016, with luxury finishes and durable materials

Living area approx. 154 m<sup>2</sup>, measured in accordance with NEN standards

Southwest-facing garden of 66 m<sup>2</sup>

Two modern kitchens with Smeg built-in appliances and kitchen islands

Two modern bathrooms with Grohe fittings, plus an additional second shower near the master bedroom

Spacious bedrooms

Energy label A for low energy costs and sustainable living

Two parking spaces on the enclosed grounds, optionally available for €39,000 costs payable by purchaser each

Homeowners' association contribution: €113.56 per month, payable annually in advance

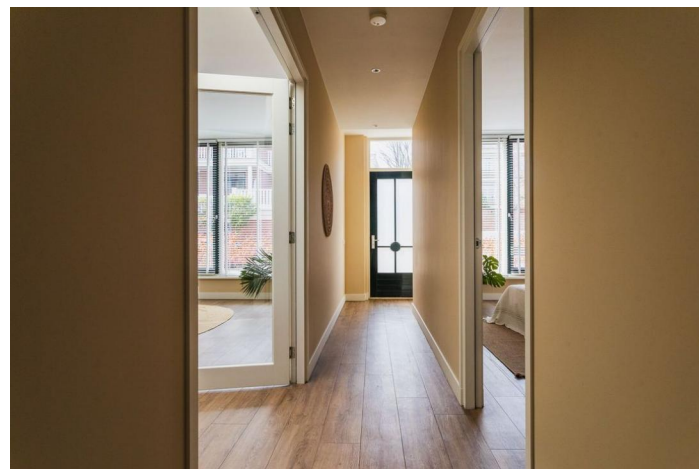
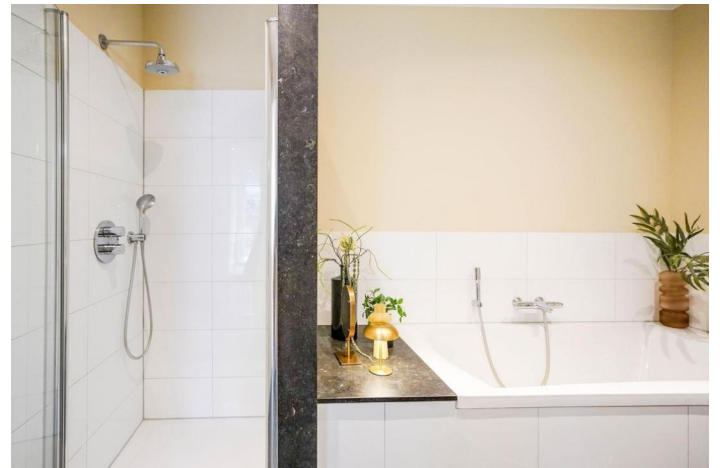
Project civil-law notary: Matzinger

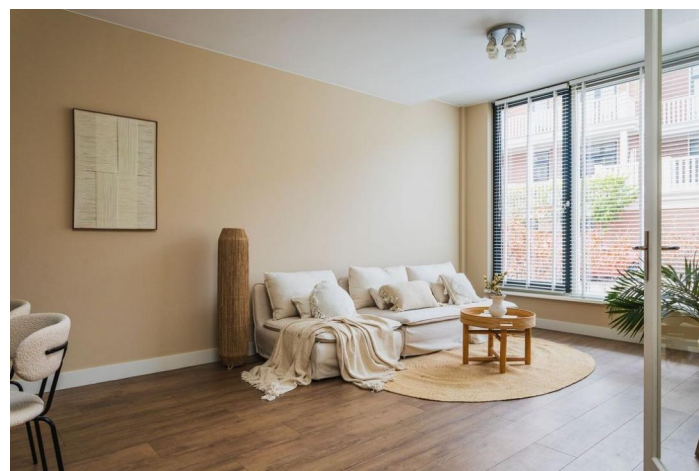
Available immediately

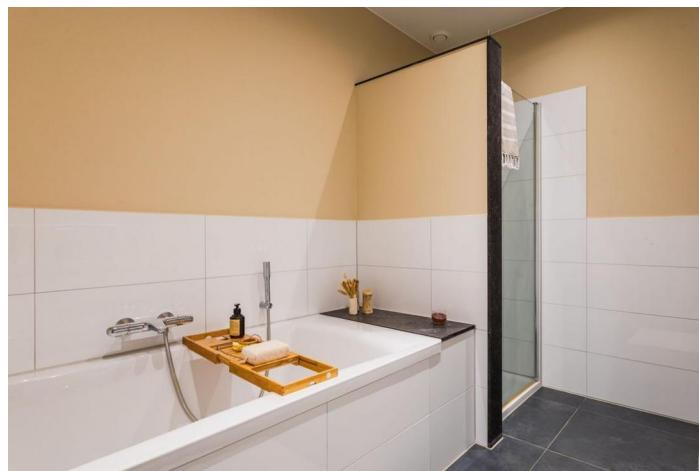


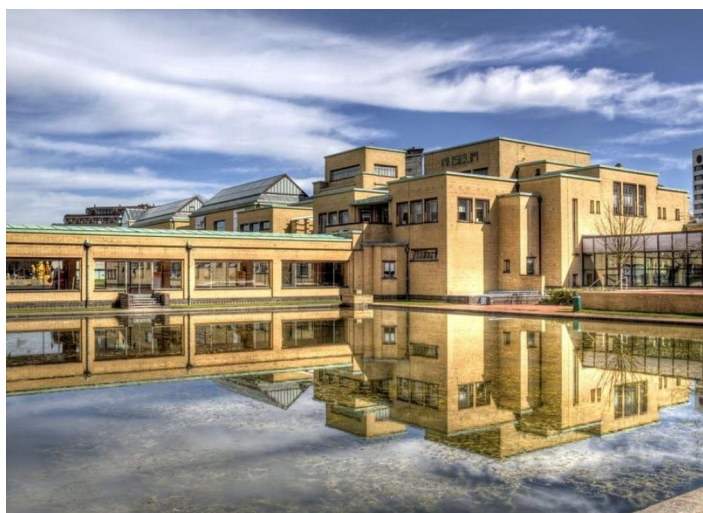
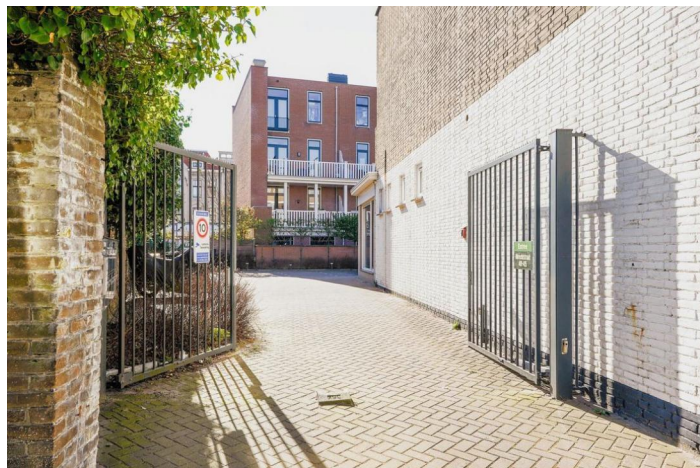
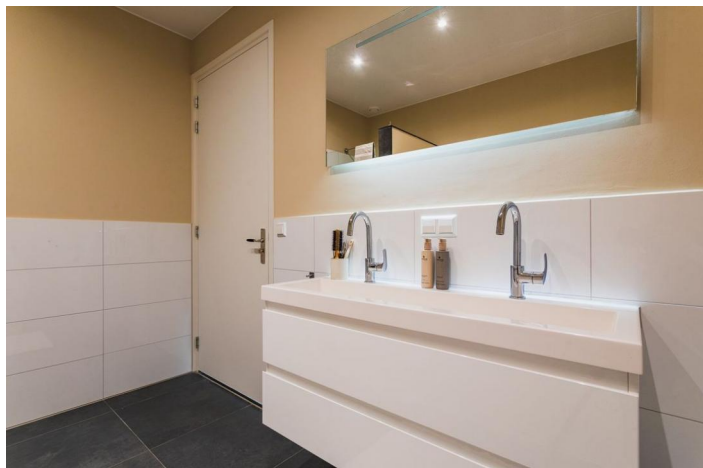












Overstroomd 411, 2517 VB Den Haag | Begane grond H = 2.80 m