



Goereesestraat 39
2583 NL Den Haag

€ 695.000 k.k.

Price	€ 695.000 k.k.
Status	Available
Acceptance	Directly
House type	Single family, corner house
Build type	Existing
Year of construction	2005
Maintenance inside	Good
Maintenance outside	Good
Location	In residential area
Living surface	139m ²
Plot surface	63m ²
Volume	472m ³
Rooms	5
Bedrooms	4
Bathrooms	1
Floors	3
Facilities	Mechanical ventilation
Energy label	A
Isolation	Roof insulation, wall insulation, floor insulation, insulated glazing
Hot water	Electric boiler owned
Heating	Heated floor
Furnace	(combined furnace)

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GOEREESESTRAAT 39, THE HAGUE – SCHEVENINGEN

Modern Living Just Moments from the Beach, Sea and Harbour

Located in the highly sought-after district of Scheveningen, this surprisingly spacious and exceptionally well-maintained corner house offers approximately 139 m² of living space, a generous sunny roof terrace of approximately 27 m², and a practical private storage room. Built in 2005, the property features three full residential floors, setting it apart from many of the traditional homes in the area. Here, contemporary comfort, sustainability, flexibility and an outstanding location come together in perfect harmony.

What makes this property truly special is its versatile layout. Originally designed as a live-work residence, it offers a wide range of possibilities for families, remote workers, entrepreneurs, or buyers seeking additional flexibility. Thanks to its corner position, the home benefits from an abundance of natural daylight, while the spacious roof terrace provides a wonderful private setting to relax and enjoy the sun.

The property benefits from perpetually redeemed leasehold, an energy-efficient A-label, a sustainable heating system, and is presented in excellent condition throughout. An outstanding combination of space, comfort, sustainability and location.

Location

The property is situated in the popular and vibrant seaside district of Scheveningen, one of The Hague's most desirable residential areas. Here you can enjoy living within walking distance of the beach, sea, dunes and lively boulevard, while all daily amenities are conveniently close at hand.

The beach of Scheveningen is just a few minutes away and offers year-round opportunities for relaxation, sports and dining at one of the many beach pavilions. The Scheveningen harbour is also nearby and features an excellent selection of restaurants, terraces and recreational facilities.

The famous boulevard offers a wide variety of shops, cafés, restaurants, the Circustheater, Pathé cinema, Holland Casino and numerous leisure attractions. No other Dutch seaside resort offers such a diverse range of entertainment and amenities throughout the year.

Nature lovers will appreciate the nearby dune landscapes of Meijendel and Westduinpark, which offer extensive walking, cycling and recreational opportunities.

The historic city centre of The Hague can be reached within approximately 20 minutes by bicycle. Here you will find museums, theatres, exclusive boutiques, fine dining establishments and charming squares.

Accessibility

The location enjoys excellent accessibility. Major roads including the Scheveningsweg, Professor B.M. Teldersweg and Hubertus Viaduct provide convenient access to the N14, A4, A12 and A44 motorways, making cities such as Rotterdam, Amsterdam, Utrecht and Leiden easily reachable.

Public transport connections are equally excellent, with several tram and bus lines nearby providing direct connections to The Hague city centre, Central Station, Hollands Spoor Station and surrounding districts.

In short, a fantastic location where beach, city life, nature and accessibility come together seamlessly.

Layout

Ground Floor

Entrance hall with meter cupboard and guest toilet.

From the hall, you enter the spacious living/work area with open-plan kitchen. Large windows and the corner position ensure pleasant natural light throughout the day. This versatile space can serve as a living room, home office, practice room, playroom or additional family room.

The property also benefits from a practical private storage room, ideal for bicycles, beach equipment, tools and additional storage.

First Floor

The first floor currently forms the heart of the home and features a spacious living room, dining area and open-plan kitchen.

The dining area opens directly onto the impressive roof terrace of approximately 27 m². This outdoor space serves as a natural extension of the living area and easily accommodates a large dining table, lounge seating and even an outdoor kitchen. A perfect setting for entertaining family and friends during long summer evenings.

The open layout creates a wonderful sense of space and offers various possibilities for alternative configurations, including the creation of additional bedrooms or a separate home office.

Second Floor

The top floor comprises two generously sized bedrooms.

The spacious principal bedroom offers ample room for a king-size bed and extensive wardrobe space. The second bedroom is also generously proportioned and can be used as a children's room, guest room or office.

This floor further features a well-appointed bathroom equipped with a bathtub, separate shower and double washbasin. The landing includes a separate toilet and a practical utility/storage room housing the laundry facilities and technical installations.

Sustainable and Comfortable Living

The property is equipped with a sustainable district heating system provided by InWarmte for heating and hot water. Combined with comfortable underfloor heating throughout, this ensures a pleasant and consistent indoor climate all year round.

With an Energy Label A, the property offers excellent energy performance and relatively low energy costs. A fixed monthly fee of €57.78 is currently charged for the heating supply.

Thanks to its modern construction, high-quality insulation and energy-efficient installations, this home provides comfortable and sustainable living for years to come.

Key Features

Built in 2005
Approximately 139 m² of living space
Sunny roof terrace of approximately 27 m²
Private storage room
Corner property with excellent natural light
Originally designed as a live-work residence
Three full residential floors
Two spacious bedrooms
Possibility to create additional bedrooms
Energy Label A
Sustainable InWarmte heating system
Comfortable underfloor heating
Well maintained throughout
Timber window frames with double glazing
Concrete floors throughout
Perpetually redeemed leasehold
Located close to the beach, sea, harbour, boulevard and dunes
Excellent public transport and road connections
Completion by mutual agreement

Properties such as this offer a rare combination of space, flexibility, sustainability, outdoor living and an exceptional location just moments from the beach, sea and harbour. A unique opportunity for those seeking a modern home with character and all the benefits that Scheveningen has to offer.



















