



**Kanonstraat 80**  
**2514 AR Den Haag**

**€ 255.000 k.k.**

<b>Price</b>	€ 255.000 k.k.
<b>Decoration</b>	Partly furnished
<b>Homeowners association costs</b>	€ 113
<b>Status</b>	Available
<b>Acceptance</b>	Directly
<b>Apartment type</b>	Upper floor apartment, apartment
<b>Bottom floor</b>	3
<b>Build type</b>	Existing
<b>Year of construction</b>	1997
<b>Maintenance inside</b>	Excellent
<b>Maintenance outside</b>	Excellent
<b>Particulars</b>	Protected town view
<b>Living surface</b>	33m <sup>2</sup>
<b>Plot surface</b>	660m <sup>2</sup>
<b>Volume</b>	109m <sup>3</sup>
<b>Rooms</b>	2
<b>Bedrooms</b>	1
<b>Bathrooms</b>	1
<b>Floors</b>	1
<b>Energy label</b>	A
<b>Isolation</b>	Fully isolated
<b>Hot water</b>	City heating
<b>Heating</b>	City heating

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Kanonstraat 80, The Hague (City Centre)

Stunning first-floor apartment with views over the charming Kanonstraat and an Energy Label A rating!

This characterful building on the stately Kanonstraat, once home to a national investigative service, has been transformed into an elegant residential complex: a stylish residence comprising 54 exclusive apartments, finished to an exceptional standard and 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 area offers an almost park-like atmosphere—an oasis of calm directly adjacent to the lively heart of The Hague. The complex also features a sheltered communal courtyard garden, perfect for relaxing outdoors.

#### Layout

The shared entrance is equipped with an intercom system and mailboxes. The apartment can be reached via the lift or staircase and is located on the first floor.

Upon entering the apartment, you are welcomed by a luxurious, recently renovated kitchen fully equipped with built-in appliances, including a 4-burner cooktop, extractor hood, built-in oven, fridge-freezer combination, and dishwasher.

The kitchen opens into the living area: a bright and inviting space with large windows and charming views over Kanonstraat. The sleeping area offers ample space for a comfortable double bed. The newly renovated bathroom is fitted with a shower, washbasin, and toilet. Residents also have access to the communal garden.

#### Monthly Costs (Indicative)

The property has the following monthly charges:

Homeowners' Association (VvE) contribution: €113 per month

Includes building insurance, reserve fund contributions for major maintenance, and VvE management.

Advance payment for property-related service charges: approximately €210 per month, including:

Electricity, Heating, Water, Internet & TV

Total monthly charges (excluding mortgage payments): approximately €323 per month.

#### Apartment Highlights:

Located on the top residential floor with beautiful views over the centre of The Hague;

Energy Label A;

Part of a stylish residential complex in a characterful building on the stately Kanonstraat;

Quiet location near Haagse Bos with a park-like setting;

Within walking distance of the vibrant city centre;

Sheltered communal courtyard garden;

Accessible by both lift and staircase;

Luxury, recently renovated kitchen with built-in appliances;

Bright living area with large windows and views of Hotel Des Indes;

Optionally available furnished;

Designated project notary applies;

Well-maintained and move-in ready.

This beautifully presented, move-in-ready apartment is well worth a viewing. We warmly invite you to schedule a no-obligation tour and experience it for yourself.







