



**Bankastraat 106**  
**2585 ES Den Haag**

**€ 2.300.000 k.k.**

<b>Price</b>	€ 2.300.000 k.k.
<b>Decoration</b>	Partly furnished
<b>Status</b>	Available
<b>Acceptance</b>	Directly
<b>House type</b>	Town house, terraced house
<b>Build type</b>	Existing
<b>Year of construction</b>	1893
<b>Maintenance inside</b>	Excellent
<b>Maintenance outside</b>	Excellent
<b>Location</b>	In residential area, clear view
<b>Particulars</b>	Monumental house
<b>Living surface</b>	324m <sup>2</sup>
<b>Plot surface</b>	370m <sup>2</sup>
<b>Other surface</b>	10m <sup>2</sup>
<b>Volume</b>	1.288m <sup>3</sup>
<b>Rooms</b>	9
<b>Bedrooms</b>	5
<b>Bathrooms</b>	2
<b>Floors</b>	4
<b>Facilities</b>	Mechanical ventilation, cable tv, lift, natural ventilation
<b>Energy label</b>	D
<b>Hot water</b>	Central heating
<b>Heating</b>	Central heating
<b>Furnace</b>	(owned)
<b>Garden</b>	Backyard
<b>Backyard</b>	Southwest, 208m <sup>2</sup> , 694×3000cm

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

Bankastraat 106, The Hague – Archipel District

An Exceptional Townhouse of Grandeur, Character and International Prestige in the Highest and Most Sought-After Part of the Archipel District

Situated on the stately and highly desirable Bankastraat, at the distinguished Bankahoogte—the highest and most prestigious section of the renowned Archipel District—Residence Makelaars is proud to present this impressive and fully modernized townhouse offering approximately 324 m<sup>2</sup> of living space. A rare combination of historic grandeur, contemporary luxury, and an exceptionally deep southwest-facing garden.

This magnificent four-storey family residence is undoubtedly one of the finest homes within its category. Behind its imposing façade lies a home that has been meticulously renovated and upgraded over recent years with great respect for its historic character. Authentic features including ornate high ceilings, original fireplaces, panelled doors, classic en-suite separations and beautiful wooden floors blend seamlessly with modern luxuries such as a lift serving all floors, high-end sanitary facilities, contemporary installations and underfloor heating in various rooms.

Living in the Archipel District

The Archipel District has long been regarded as one of The Hague's most prestigious residential areas. The neighbourhood is characterized by its elegant avenues, monumental townhouses, international atmosphere and highly central location.

Within walking distance you will find the charming Bankastraat, Frederikstraat and Denneweg, renowned for their excellent selection of specialty shops, delicatessens, boutiques, cafés and fine dining restaurants.

The nearby Scheveningse Bosjes, Haagse Bos, the historic city centre of The Hague, numerous international organisations, embassies and excellent schools are all within easy reach. The beach, dunes and boulevard of Scheveningen can be reached within minutes by bicycle. Thanks to its convenient location near public transport, major roads and The Hague Central Station, this property is also ideally suited for internationally oriented families.

Layout

Ground Floor / Lower Ground Floor

Upon entering through the impressive marble entrance hall with vestibule and original details, it immediately becomes clear that this is no ordinary residence. From the central hallway, both the formal reception floors and the lower ground floor can be accessed.

The lower ground floor forms the true heart of the home and has been designed entirely around modern family living.

Here you will find a spectacular kitchen-diner of approximately 24 m<sup>2</sup> featuring a generous central island, premium built-in appliances, a Quooker tap and ample storage and workspace. The kitchen flows directly into the elegant dining room, creating a wonderful setting for extended dinners and family gatherings.

Adjacent is a comfortable family room/TV lounge, offering a relaxed and informal living space. The entire floor benefits from abundant natural light and an excellent connection with the garden.

The dining room features French doors opening onto the exceptional southwest-facing rear garden. This remarkable outdoor space is an

absolute rarity within the Archipel District, offering optimal sunshine throughout the day, exceptional privacy and ample room for multiple terraces. At the rear of the garden there is a detached storage building and convenient rear access.

This floor further includes a spacious hallway, guest toilet, various storage areas, a technical room and access to the lift.

### First Floor (Bel-Etage)

The elevated ground floor exudes elegance, space and classical grandeur.

The generous central hall with lift and guest toilet provides access to the beautiful en-suite reception rooms.

At the front is an impressive formal salon featuring bespoke bookcases, soaring ceilings and an authentic atmosphere, making it perfectly suited as a library, music room or reception area.

The rear reception room serves as the principal living room and enjoys beautiful views over the garden. Large windows allow an abundance of natural light to flood the space throughout the day. Original en-suite doors stylishly connect the two rooms.

In addition, this floor offers a spacious study or home office, ideal for remote working or a professional practice from home. Original fireplaces, parquet flooring and elegant detailing create a highly exclusive ambiance.

An elegant exterior staircase leads from the rear reception room down to the terrace and garden.

### Second Floor

The second floor is largely dedicated to the luxurious principal suite.

The generous master bedroom features its own walk-in wardrobe, access to the sunny rear balcony and a luxurious en-suite bathroom equipped with underfloor heating, double washbasins, a walk-in shower and steam facilities.

At the front of the house is a second exceptionally spacious bedroom, equally suitable as a children's room, guest suite or home office.

This floor also offers a separate toilet and a practical laundry room with bespoke cabinetry and extensive storage.

### Third Floor

This floor is accessible by both staircase and lift.

Here you will find two further generous bedrooms measuring approximately 20 m<sup>2</sup> and 22 m<sup>2</sup> respectively, both benefiting from built-in wardrobes and excellent natural light.

The luxurious second bathroom is fitted with a bathtub, walk-in shower, vanity unit and toilet.

A particularly attractive feature of this level is the presence of several spacious walk-in wardrobes, providing an exceptional amount of storage space—ideal for families or residents who value an organised and extensive wardrobe.

### Outdoor Space

The beautifully landscaped rear garden is undoubtedly one of the highlights of this residence.

With an impressive depth of approximately 30 metres, a sunny southwest orientation, excellent privacy and optimal sunlight exposure, this garden offers a unique quality of living that is rarely found within the Archipel District.

It provides the perfect setting for long summer evenings, al fresco dining with family and friends, or simply enjoying peace and greenery in the heart of the city.

#### Key Features

Located in one of the most sought-after positions within the Archipel District;  
Approximately 324 m<sup>2</sup> of living space;  
Four full residential floors;  
Lift serving all levels;  
Spacious kitchen-diner with central island;  
Multiple elegant reception rooms and entertaining spaces;  
Four generous bedrooms;  
Two luxurious bathrooms;  
Three separate toilets;  
Multiple walk-in wardrobes and storage rooms;  
Exceptionally deep rear garden of approximately 30 metres;  
Rear access;  
Detached garden storage building;  
Authentic period features carefully preserved;  
Ornate ceilings, original fireplaces and panelled doors;  
Outstanding combination of character and modern comfort;  
Conveniently located near shops, restaurants, schools, public transport and major roads;  
Beach, dunes and city centre within easy cycling distance.

#### A Truly Exceptional Family Residence

A remarkable family home with international appeal, situated in one of The Hague's most prestigious locations.

This is a rare opportunity to acquire one of the most characterful and complete townhouses in the Archipel District, where space, history, luxury and an outstanding living environment come together at a level seldom offered on the market.









