



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

**€ 445.000 k.k.**

|                                     |   |
|-------------------------------------|---|
| <b>Price</b>                        | € 445.000 k.k.  |
| <b>Decoration</b>                   | Partly furnished  |
| <b>Homeowners association costs</b> | € 57  |
| <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>               | 77m <sup>2</sup>  |
| <b>Volume</b>                       | 261m <sup>3</sup>   |
| <b>Rooms</b>                        | 5   |
| <b>Bedrooms</b>                     | 3   |
| <b>Bathrooms</b>                    | 2   |
| <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, 33m <sup>2</sup> , 804×411cm   |

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Obrechtstraat 409 - The Hague (Duinoord)

"Entrance to the courtyard through the gate at 2nd Schuytstraat, at the height of number 292."

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

A hidden gem in Duinoord – Modern 2-room ground-floor apartment with a front garden (southwest) and the possibility of parking on a private enclosed property.

In the heart of one of the most desirable neighborhoods in The Hague, Duinoord, lies a hidden gem. This beautiful 2-room apartment, newly built in 2016, offers the perfect combination of luxury, modern finishes, and a location that provides both tranquility and the vibrant city life within reach. The apartment has been carefully designed and offers a spacious, light-filled living space with high-quality finishes, spacious bedroom, a luxury bathroom, an open kitchen, and a private terrace facing the sunny southwest. It is the ideal place for anyone looking for a contemporary, stylish home in one of the most beloved neighborhoods in The Hague.

**Duinoord: The charm of a sought-after neighborhood**

Duinoord is the perfect neighborhood for those seeking the best of both worlds: the tranquility of a residential area and proximity to everything The Hague has to offer. The neighborhood is known for its characteristic architecture, with stately houses and cozy streets that radiate a sense of history and charm. At the same time, Duinoord is centrally located, with excellent connections to the city center and all the amenities you could wish for.

The proximity of the Reinkenstraat and Frederik Hendriklaan makes it easy to enjoy boutiques, cozy cafés, and restaurants, while Scheveningen beach is just a 10-minute bike ride away. For culture and art lovers, the neighborhood offers several museums and galleries, making the location even more attractive.

**The apartment: An oasis of luxury and comfort**

This apartment has been built with comfort and style in mind. The space is optimally utilized, with an open, modern layout that connects the living areas while maintaining the character of each room. The apartment is equipped with high-quality materials and smart technologies that make life easier.

**Living room:** The spacious living and dining room is a place where light and space come together. Thanks to the large windows, plenty of natural light flows in, creating a bright and inviting atmosphere. The floors are covered with a beautiful PVC floor with underfloor heating, keeping the apartment comfortable year-round. The open layout offers many possibilities for a cozy seating area and dining space.

**Kitchen:** The modern, open kitchen is every cooking enthusiast's dream. The kitchen island with built-in Smeg appliances, including a gas stove, oven, dishwasher, and fridge-freezer, offers both functionality and style. The sleek finish and the use of sustainable materials make the kitchen a real eye-catcher in the apartment. In addition, there is ample storage space, making cooking and organizing meals a pleasure.

**Bedroom:** The apartment has a spacious bedroom, with a calming and light feel. The master bedroom features its own wardrobe wall.

**Bathroom:** The luxury bathroom is a true oasis of tranquility. It features a bathtub, a Grohe rain shower, and a stylish vanity unit with a double sink. The combination of anthracite gray floor tiles and white wall tiles creates a modern, elegant look that is imbued with quality in every detail.

Outdoor space: The 33 m<sup>2</sup> garden, located on the southwest, is one of the most beautiful features of this apartment. It offers plenty of space for outdoor activities, from relaxing in the sun to hosting cozy dinners with friends and family. The garden is neatly landscaped, providing 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 quiet complex, located in a charming street that avoids the hustle and bustle of the city, while everything you need is within reach. The Duinoord neighborhood, with its stately buildings and green streets, has the charm of a village, yet offers all the benefits of city living. With the Reinkenstraat and Frederik Hendriklaan within walking distance, you have everything you need for a daily life full of convenience and enjoyment. Public transport is excellent, allowing you to easily and quickly reach other parts of the city and beyond.

Special features:

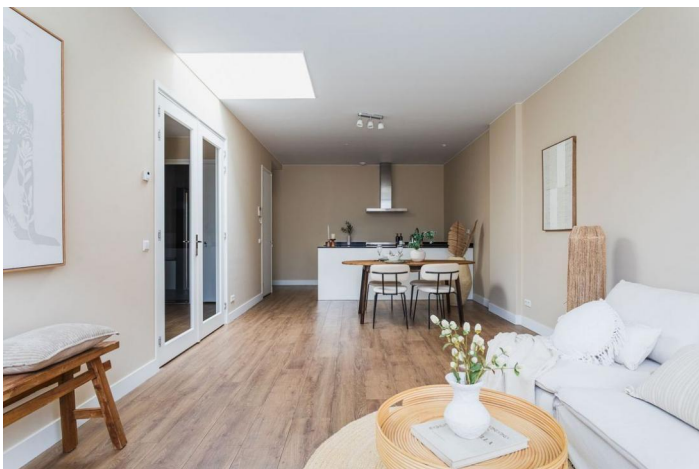
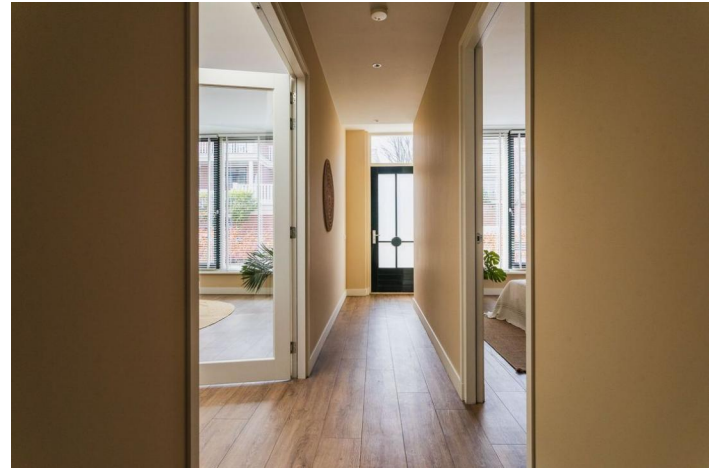
- Prime location in the Duinoord neighborhood, offering both peace and urban amenities
- Newly built in 2016, with luxurious finishes and sustainable materials
- 2-room apartment of approximately 84 m<sup>2</sup> with a 33 m<sup>2</sup> garden (southwest)
- Modern kitchen with Smeg built-in appliances and kitchen island
- Modern bathroom with Grohe faucets
- Spacious bedroom
- Energy label A for low energy costs and sustainable living space
- Optional parking space for €39.000,- excluding costs
- Homeowners' association fee of €56,78 per month, payable annually in advance
- Project notary: Matzinger
- Available immediately

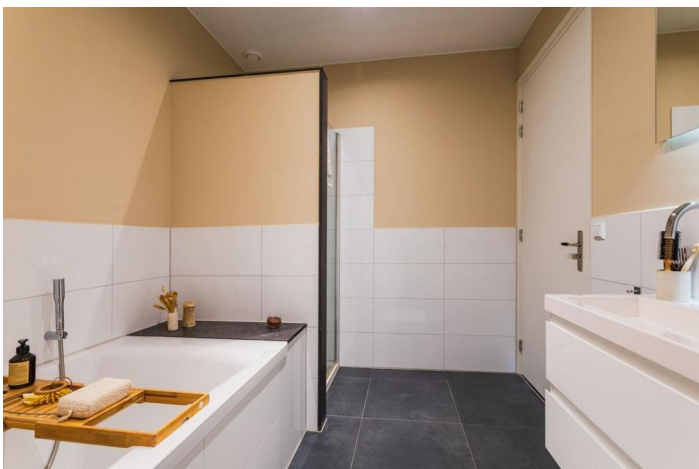
This apartment offers a unique opportunity to live in a modern home in a prime location in The Hague. It is the perfect choice for those seeking the best of both worlds: the tranquility and charm of a beloved neighborhood combined with the modern conveniences and comfort of a newly built home. Don't miss this chance to live in Duinoord, one of the most sought-after neighborhoods in The Hague!

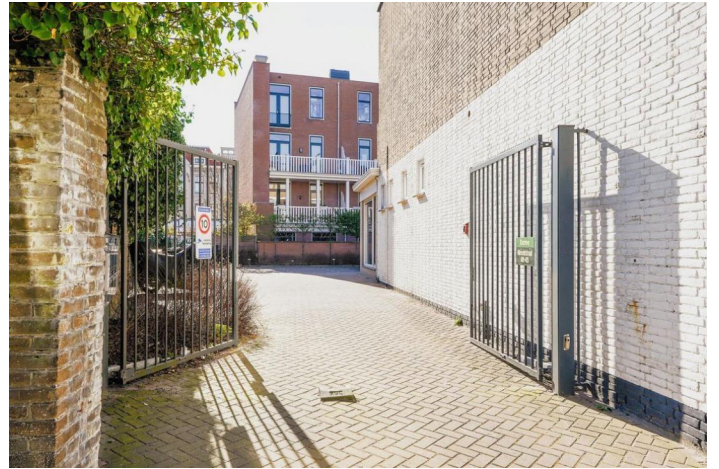












Omschrijving 411, 2517 VB Den Haag | Begane grond, H = 2.80 m

