



Breitnerlaan 30
2596 HC Den Haag

€ 845.000 k.k.

Price	€ 845.000 k.k.
Status	Available
Acceptance	Directly
Apartment type	Upper floor apartment, double upstairs house
Bottom floor	2
Build type	Existing
Maintenance inside	Good
Maintenance outside	Good
Location	Near quiet road, in residential area
Particulars	Protected town view
Living surface	157m ²
Volume	575m ³
Rooms	7
Bedrooms	3
Bathrooms	1
Floors	3
Energy label	G
Isolation	Insulated glazing
Hot water	Central heating
Heating	Central heating
Furnace	Combi ketel (owned)
Balcony	Yes

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Breitnerlaan 30, The Hague - Benoordenhout

Ideally situated in one of the most sought-after avenues of Benoordenhout, this elegant three-storey 1930s upper house offers approximately 157 m² of living space, four bedrooms, multiple outdoor areas and an exceptional rooftop terrace of approximately 29 m². A rare combination of character, space and an outstanding residential location.

Nestled in a quiet, tree-lined street just a short stroll from the charming Van Hoytemastraat, this beautifully maintained family home combines timeless architectural character with generous proportions and an abundance of natural light.

The impressive living floor forms the heart of the home. The spacious living and dining room extends almost the full length of the property and is flooded with daylight through its large windows. The elegant bay window at the front, high ceilings and characteristic 1930s details create a warm and inviting atmosphere. At the rear, the kitchen provides direct access to the balcony.

The second floor offers three generously sized bedrooms together with two bathrooms, making the property ideal for families, guests or those working from home.

On the top floor you will find the fourth bedroom and a second kitchen/pantry, with direct access to what is undoubtedly one of the property's most impressive features: the spectacular rooftop terrace.

Measuring approximately 29 m², this exceptional outdoor space offers complete privacy and plenty of sunshine throughout the day. It is the perfect setting for outdoor dining, entertaining friends or simply enjoying the peaceful surroundings while overlooking the rooftops of Benoordenhout. Outdoor spaces of this size and quality are rarely available in this highly desirable neighbourhood.

The location is truly outstanding. Breitnerlaan is regarded as one of Benoordenhout's most attractive residential streets, while the vibrant Van Hoytemastraat with its boutiques, delicatessens, cafés and restaurants is just around the corner. Clingendael Estate, the Haagse Bos, sports clubs, excellent Dutch and international schools, public transport and major roads towards Amsterdam, Rotterdam and Utrecht are all within easy reach. The city centre of The Hague and the beaches of Scheveningen are only minutes away.

Layout

Ground floor

Private entrance with staircase leading to the main living floor.

First floor

Landing with guest toilet, impressive living and dining room of approximately 47.5 m², kitchen at the rear and balcony.

Second floor

Landing, three spacious bedrooms, two bathrooms, separate toilet and balcony.

Third floor

Fourth bedroom, second kitchen/pantry and direct access to the magnificent rooftop terrace of approximately 29 m².

Features

Prime location in the highly desirable Benoordenhout district;
Elegant three-storey 1930s upper house;

Approximately 157 m² of living space;
Four spacious bedrooms;
Impressive living and dining room of approximately 47.5 m²;
Two bathrooms;
Three balconies and a spectacular rooftop terrace of approximately 29 m²;
Situated on freehold land;
Well maintained throughout;
Built in 1932;
Within walking distance of Van Hoytemastraat, parks, sports facilities, public transport and excellent schools;
Conveniently located near the city centre, the beach and major motorway connections.

A truly exceptional family home that perfectly combines generous living spaces, authentic 1930s charm and remarkable outdoor living in one of The Hague's most prestigious residential neighbourhoods.

















Begane Grond H= 2,96m

