



**Weimarstraat 6**  
**2562 GW Den Haag**

**€ 575.000 k.k.**

<b>Price</b>	€ 575.000 k.k.
<b>Decoration</b>	Partly furnished
<b>Homeowners association costs</b>	€ 136
<b>Status</b>	Available
<b>Acceptance</b>	In consultation
<b>Apartment type</b>	Ground floor apartment, apartment
<b>Bottom floor</b>	1
<b>Build type</b>	Existing
<b>Year of construction</b>	1893
<b>Maintenance inside</b>	Good
<b>Maintenance outside</b>	Good
<b>Location</b>	In residential area
<b>Particulars</b>	Protected town view
<b>Living surface</b>	129m <sup>2</sup>
<b>Volume</b>	510m <sup>3</sup>
<b>Rooms</b>	4
<b>Bedrooms</b>	2
<b>Bathrooms</b>	1
<b>Floors</b>	2
<b>Energy label</b>	C
<b>Isolation</b>	Floor insulation, insulated glazing
<b>Hot water</b>	Central heating
<b>Heating</b>	Central heating
<b>Furnace</b>	Hr ketel remeha (2024, combined furnace, owned)
<b>Garden</b>	Backyard
<b>Backyard</b>	South, 27m <sup>2</sup> , 300×900cm

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

Weimarstraat, The Hague - Regentessekwartier

Fully renovated and beautifully finished ground-floor apartment of approximately 127 m<sup>2</sup> with an extension, basement level and private city garden, situated in one of the most attractive sections of the Weimarstraat, between the Conradkade and the highly sought-after Koningsplein.

Residence Makelaars is proud to present this charming and exceptionally spacious ground-floor apartment, where historic character and contemporary comfort come together seamlessly. Originally built in 1893, the property has recently undergone an extensive renovation and modernization programme, including a brand-new kitchen, luxurious sanitary facilities, upgraded installations and a high-quality interior finish throughout. The result is a truly turn-key home ready for immediate occupation.

The location is excellent. This particular section of the Weimarstraat is widely regarded as one of the most desirable parts of the vibrant Regentessekwartier district. Residents enjoy a wide variety of boutique shops, artisan bakeries, cafés, restaurants and everyday amenities within walking distance. The city centre of The Hague, public transport connections, the dunes and the beach are all easily accessible.

## Layout

The apartment is entered through a charming covered entrance featuring an original terrazzo floor. The entrance hall with draught door opens into the spacious living and dining room at the front of the property, measuring approximately 28 m<sup>2</sup>. Large windows provide excellent natural light, while the distinctive former shopfront adds character and reflects the unique history of the building, which once housed a local barber shop.

The recently installed kitchen is fitted with modern appliances and offers an attractive and practical space for everyday living and entertaining.

Adjacent is a stylish bathroom equipped with a walk-in shower, wall-mounted toilet and washbasin.

To the rear of the property is a generous bedroom of approximately 15.6 m<sup>2</sup> with French doors opening directly onto the private city garden. The garden enjoys pleasant morning sunshine and offers a peaceful outdoor retreat.

A central hallway leads to the rear extension, which offers exceptional flexibility of use. This section of the property can easily serve as guest accommodation, a home office, practice space, independent living area or additional bedroom suite. Here you will find a second toilet, a second shower room and a second kitchen installation.

The rear room of approximately 12 m<sup>2</sup> is slightly elevated and also provides direct access to the garden.

A fixed staircase leads to the spacious basement level of approximately 26 m<sup>2</sup>. This area features a concrete floor with underfloor heating and offers numerous possibilities, including a master suite, gym, cinema room, hobby space or additional living accommodation. Preparations have already been made for the installation of an additional bathroom.

## Living in Regentessekwartier

Regentessekwartier is one of The Hague's most popular and characterful residential neighbourhoods. Known for its attractive architecture, vibrant atmosphere and central location, the district offers an ideal balance between urban living and residential tranquillity. The nearby Koningsplein forms the lively heart of the neighbourhood, while the picturesque Conradkade provides beautiful greenery

and waterways.

#### Key Features

Fully renovated ground-floor apartment;  
Approx. 126.8 m<sup>2</sup> of living space measured in accordance with industry standards;  
Freehold property;  
Built in 1893;  
Spacious extension and multifunctional basement level;  
Newly installed kitchen;  
Modern bathrooms and sanitary facilities;  
Two bathrooms and two separate toilets;  
Suitable for home office, practice space or guest accommodation;  
Basement equipped with underfloor heating;  
Preparations in place for an additional bathroom in the basement;  
Private city garden at the rear;  
Active and well-managed Homeowners' Association (VvE);  
Monthly service contribution: €136;  
Joint building insurance and registered Homeowners' Association;  
Extensive recent exterior maintenance including painting, zinc work and sealant renewal;  
Characteristic former shopfront at the front façade;  
Wooden window frames with single glazing at the front;  
Modern uPVC window frames with HR++ double glazing at the rear;  
Two electrical distribution boards;  
Total of 15 electrical groups with multiple residual-current devices;  
Heating and hot water provided by a Remeha Avanta central heating boiler (2020);  
Energy label C.

A unique and character-filled residence offering exceptional flexibility, generous living space and modern comfort in one of The Hague's most desirable neighbourhoods. Early viewing is highly recommended to fully appreciate the space, atmosphere and possibilities this special property has to offer.











