



**Sumatrastraat 157**  
**2585 CN Den Haag**

**€ 765.000 k.k.**

<b>Price</b>	€ 765.000 k.k.
<b>Homeowners association costs</b>	€ 65
<b>Status</b>	Available
<b>Acceptance</b>	Directly
<b>Apartment type</b>	Upper floor apartment, double upstairs house
<b>Bottom floor</b>	2
<b>Build type</b>	Existing
<b>Year of construction</b>	1890
<b>Maintenance inside</b>	Excellent
<b>Maintenance outside</b>	Excellent
<b>Location</b>	In residential area
<b>Particulars</b>	Protected town view
<b>Living surface</b>	117m <sup>2</sup>
<b>Other surface</b>	11m <sup>2</sup>
<b>Volume</b>	440m <sup>3</sup>
<b>Rooms</b>	4
<b>Bedrooms</b>	3
<b>Bathrooms</b>	1
<b>Floors</b>	2
<b>Energy label</b>	A
<b>Isolation</b>	Roof insulation, wall insulation, floor insulation, insulated glazing
<b>Hot water</b>	Central heating
<b>Heating</b>	Central heating
<b>Furnace</b>	Hr ketel 2026 (combined furnace, owned)

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

Sumatrastraat 157, The Hague – Archipel District

Luxury living in one of The Hague's most prestigious neighbourhoods. This beautifully renovated, turn-key duplex apartment perfectly combines timeless elegance, generous living spaces and contemporary comfort. Offering approximately 117 m<sup>2</sup> of living space, three spacious bedrooms, a luxurious bathroom and a sunny terrace, this exceptional home is ready to move into.

Situated on one of the most attractive streets in the highly desirable Archipel District, this stunning double upper house has been completely renovated to an exceptional standard. Every aspect of the property has been carefully redesigned using premium materials and a contemporary layout, while preserving the charm and character of this elegant period residence.

The private entrance leads to the impressive living floor, where the remarkable sense of space immediately stands out. The magnificent living room of nearly 50 m<sup>2</sup> forms the heart of the home. Large windows, high ceilings, elegant herringbone flooring and refined finishes create a bright, sophisticated and inviting atmosphere. The generous layout offers ample space for both an elegant lounge and a spacious dining area, seamlessly connected to the luxury kitchen.

Designed with both style and functionality in mind, the contemporary kitchen features high-quality built-in appliances, sleek cabinetry and direct access to the sunny terrace—an ideal setting for enjoying your morning coffee or entertaining guests outdoors.

The upper floor has been completely reconfigured to create three comfortable bedrooms, each offering excellent natural light and generous proportions. The luxurious bathroom has been finished with premium materials and includes a spacious walk-in shower, bathtub, vanity unit and toilet, providing every modern convenience expected of a high-end residence.

This is a home where every detail has already been taken care of. Simply unpack your belongings and start enjoying an exceptional lifestyle in one of The Hague's finest residential areas.

The Archipel District has long been regarded as one of the city's most exclusive neighbourhoods. Within walking distance you will find the charming Bankastraart, Frederikstraat and Denneweg, renowned for their boutique shops, delicatessens, cafés and excellent restaurants. The city centre, Scheveningen beach, public transport, international organisations, major roads and several outstanding Dutch and international schools are all easily accessible.

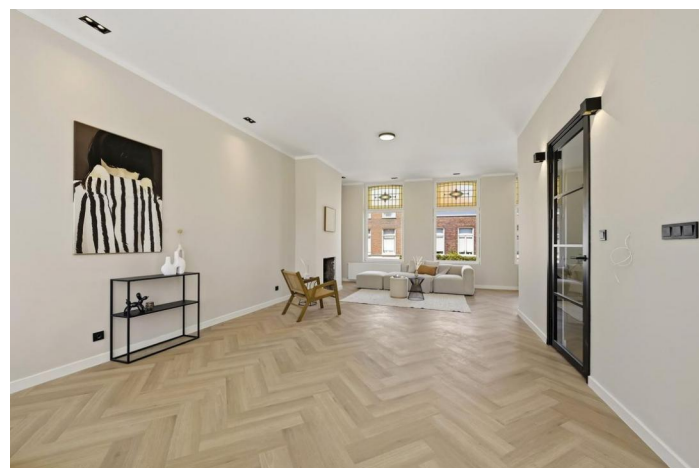
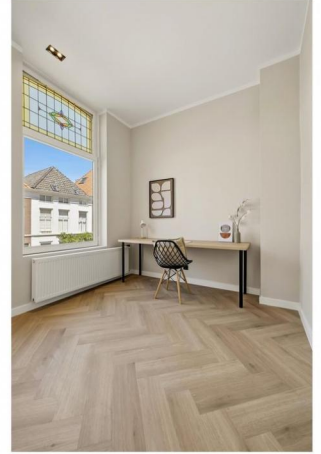
#### Highlights

- Prime location in the prestigious Archipel District;
- Fully and luxuriously renovated throughout;
- Completely turn-key and ready to move into;
- Thoughtfully redesigned contemporary layout;
- Approximately 117 m<sup>2</sup> of living space;
- Spectacular living room of approximately 50 m<sup>2</sup>;
- Luxury open-plan kitchen with premium built-in appliances;
- Three generously sized bedrooms;
- Stylish luxury bathroom;
- Sunny terrace of approximately 8 m<sup>2</sup>;
- High ceilings and abundant natural light;
- Beautiful combination of period character and contemporary luxury;
- Situated on freehold land (no ground lease).

An outstanding turn-key residence where classic architecture, refined luxury and modern comfort come together in perfect harmony. A rare opportunity to acquire an exceptional home in one of The Hague's most sought-after neighbourhoods.

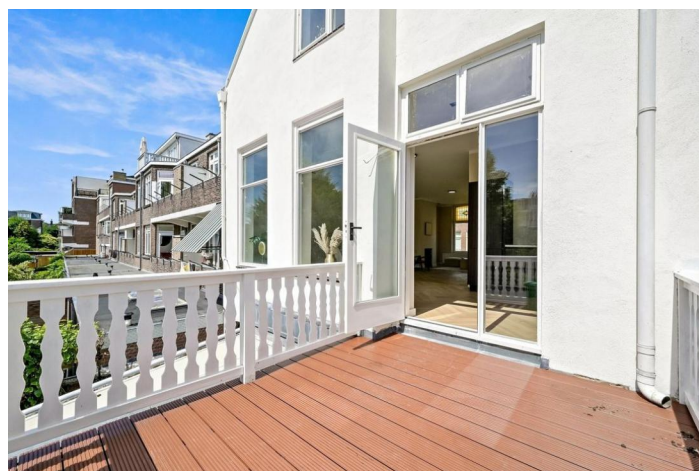


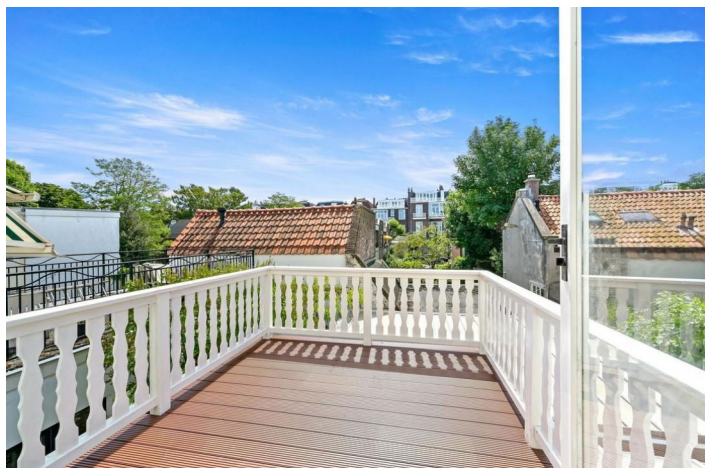






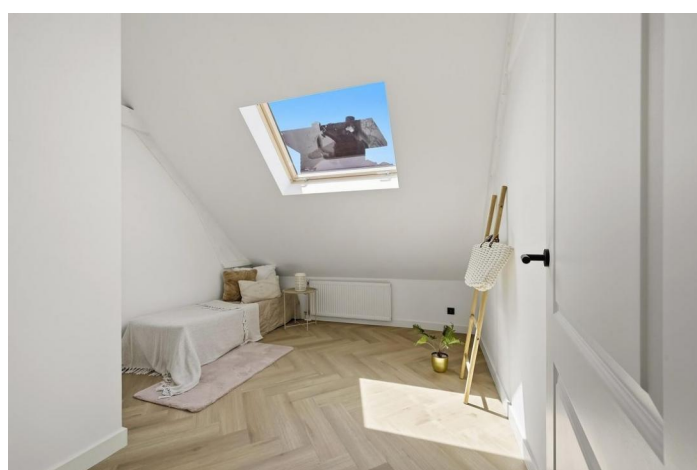
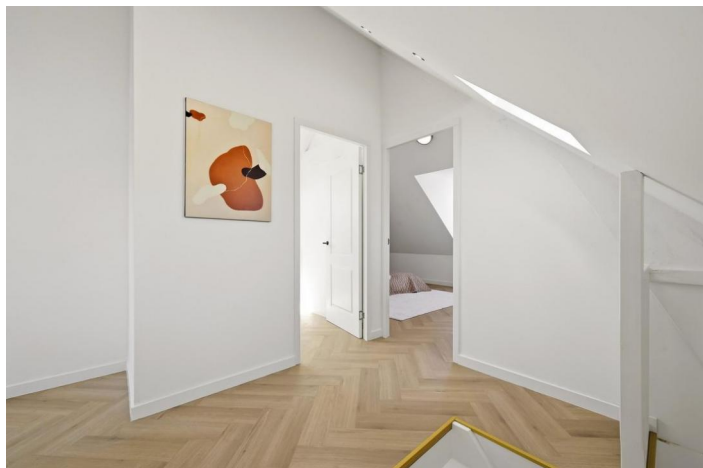


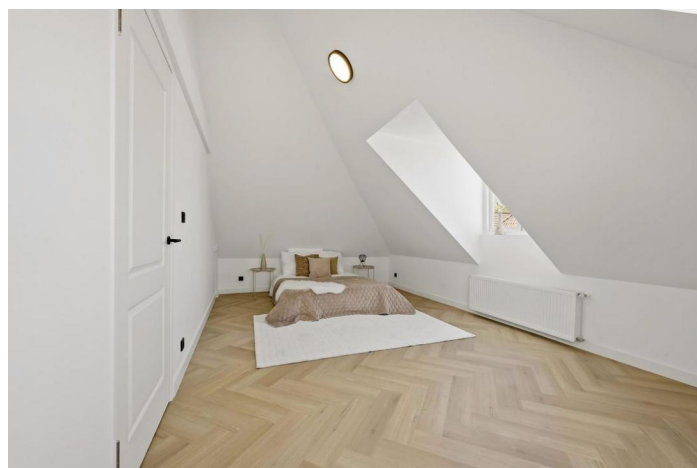


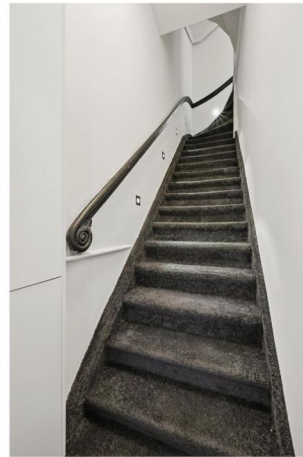












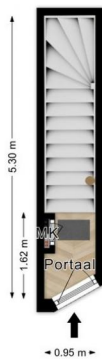








Sumatrastraat 157, 's-Gravenhage  
Woonlaag 0



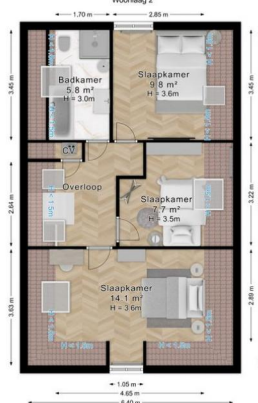
*De plattegronden zijn geproduceerd voor promotionele doeleinden en ter indicatie.  
Aan de plattegronden kunnen geen rechten worden ontleend.  
© www.roundsense.com*

Sumatrastraat 157, 's-Gravenhage  
Woonlaag 1



*De plattegronden zijn geproduceerd voor promotionele doeleinden en ter indicatie.  
Aan de plattegronden kunnen geen rechten worden ontleend.  
© www.roundsense.com*

Sumatrastraat 157, 's-Gravenhage  
Woonlaag 2



*De plattegronden zijn geproduceerd voor promotionele doeleinden en ter indicatie.  
Aan de plattegronden kunnen geen rechten worden ontleend.  
© www.roundsense.com*