



**Appelstraat 5**  
**2564 EA Den Haag**

**€ 2.750 p.m. ex.**

<b>Price</b>	€ 2.750 p.m. ex.
<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>	1939
<b>Maintenance inside</b>	Excellent
<b>Maintenance outside</b>	Excellent
<b>Location</b>	In residential area
<b>Particulars</b>	Protected town view, elderly accessible, special needs accessible
<b>Living surface</b>	148m <sup>2</sup>
<b>Volume</b>	445m <sup>3</sup>
<b>Rooms</b>	5
<b>Bedrooms</b>	4
<b>Bathrooms</b>	1
<b>Floors</b>	1
<b>Facilities</b>	Cable tv, natural ventilation
<b>Energy label</b>	A
<b>Isolation</b>	Wall insulation, floor insulation, insulated glazing, hr-glass
<b>Hot water</b>	Central heating
<b>Heating</b>	Central heating
<b>Furnace</b>	Hr (2024, combined furnace, owned)
<b>Garden</b>	Backyard
<b>Backyard</b>	Southwest, 60m <sup>2</sup> , 785×760cm
<b>Shed</b>	Free standing, stone

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APPELSTRAAT 5 - THE HAGUE | VRUCHTENBUURT

Beautifully renovated five-room ground-floor apartment with four bedrooms, sunny southwest-facing garden and Energy Label A

Residence Makelaars proudly presents this exceptional, fully renovated ground-floor apartment located in the highly desirable Vruchtenbuurt district of The Hague. Offering an outstanding combination of space, luxury and contemporary comfort, this elegant residence features four spacious bedrooms, a generous living area, a high-end open-plan kitchen with cooking island, a luxurious bathroom and a beautifully landscaped southwest-facing garden.

Finished to an excellent standard throughout and benefiting from Energy Label A, this move-in-ready home provides comfortable and energy-efficient living in one of The Hague's most sought-after residential neighbourhoods.

The location is superb. Within walking distance you will find the popular shopping areas of Savornin Lohmanplein, Vlierboomstraat and Fahrenheitstraat, offering a wide variety of boutiques, supermarkets, cafés and restaurants. The dunes, the beach and the completely redeveloped Kijkduin boulevard are only a short walk or bicycle ride away. Public transport is excellent, with tram line 3 around the corner providing a direct connection to The Hague city centre. Several international schools, sports facilities and major roads are also easily accessible.

Layout

The entrance leads into a spacious hallway with a modern guest toilet, utility cupboard and access to all rooms.

The impressive living room is bright, spacious and seamlessly connected to the luxurious open-plan kitchen. The kitchen is centred around a generous cooking and preparation island and is equipped with premium built-in appliances, including a Bora induction hob with integrated extraction system, Siemens Studioline oven and combination microwave, dishwasher, refrigerator, freezer and ample storage space. Elegant French doors open directly onto the sunny southwest-facing garden, creating a wonderful indoor-outdoor living experience.

The exceptionally spacious principal bedroom is situated at the rear and also enjoys French doors opening onto the garden. The second bedroom is located at the front of the property and offers generous dimensions. The third and fourth bedrooms are positioned at the rear, both with direct access to the garden.

The stylish bathroom has been finished to a high standard and features a double vanity unit, large mirror, designer towel radiator, walk-in rain shower and a comfortable bathtub. A separate laundry area with connections for a washing machine and dryer is conveniently located in the hallway, together with a practical cloakroom cupboard.

Features

- Fully renovated to a high standard
- Energy Label A
- Spacious and bright living room
- Luxury open-plan kitchen with cooking island
- Premium Bora and Siemens Studioline built-in appliances
- Four generously sized bedrooms
- Contemporary bathroom with walk-in shower and bathtub
- Sunny southwest-facing private garden

Detached storage shed with rear access  
New high-efficiency central heating boiler  
Attractive laminate flooring throughout  
Located in the highly popular and family-friendly Vruchtenbuurt  
Close to shops, public transport, international schools, dunes, beach and Kijkduin  
Rent excludes gas, water and electricity  
Not suitable for house sharing

A beautifully finished family home offering exceptional comfort, generous living space and an outstanding location. Residence Makelaars warmly invites you to arrange a viewing and experience the quality and atmosphere of this remarkable property for yourself.









