



**Dr. Lelykade 196 E**  
**2583 CN Den Haag**

**€ 1.395.000 k.k.**

<b>Price</b>	€ 1.395.000 k.k.
<b>Homeowners association costs</b>	€ 221
<b>Status</b>	Available
<b>Acceptance</b>	Directly
<b>Apartment type</b>	Upper floor apartment, apartment
<b>Bottom floor</b>	4
<b>Build type</b>	Existing
<b>Year of construction</b>	2025
<b>Maintenance inside</b>	Excellent
<b>Maintenance outside</b>	Excellent
<b>Location</b>	On the waterfront, near quiet road, clear view, open location, near waterway, by the sea
<b>Particulars</b>	Protected town view, elderly accessible, special needs accessible
<b>Living surface</b>	154m <sup>2</sup>
<b>Plot surface</b>	291m <sup>2</sup>
<b>Volume</b>	558m <sup>3</sup>
<b>Rooms</b>	4
<b>Bedrooms</b>	3
<b>Bathrooms</b>	2
<b>Floors</b>	1
<b>Facilities</b>	Mechanical ventilation, lift, glass fiber
<b>Energy label</b>	A+++
<b>Isolation</b>	Roof insulation, wall insulation, floor insulation, insulated glazing, fully isolated, hr-glass
<b>Hot water</b>	Geothermal
<b>Balcony</b>	Yes
<b>Shed</b>	Lock-up
<b>Garage type</b>	Indoor, car park, parking spot
<b>Capacity</b>	2
<b>Sizes</b>	30m <sup>2</sup> , 550×550

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Dr. Lelykade 196 E – The Hague | Scheveningen

International waterfront living where luxury, light and panoramic harbour views come together.

Some apartments offer comfort. Others offer an extraordinary lifestyle.

Situated on the prestigious Dr. Lelykade, directly overlooking Scheveningen's Second Inner Harbour, this exceptional corner apartment of approximately 155 m<sup>2</sup> is located within the exclusive Beaufort TwentyTwo Residences development.

Thanks to its unique corner position, floor-to-ceiling windows, two outdoor living spaces and panoramic marina views, this residence offers the atmosphere and exclusivity of a luxury penthouse. A home where contemporary architecture, natural light and refined living blend effortlessly.

Here you live in one of The Hague's most desirable waterfront locations, where the marina meets the North Sea and where fine dining, stylish cafés, beach clubs and watersports are literally on your doorstep.

#### A Living Space Designed for Modern Luxury

From the moment you enter the spacious reception hall, the apartment immediately impresses with its sense of space, tranquillity and exceptional finish.

The elegant entrance hall features a guest toilet and leads into the spectacular living area.

The generous living room extends across almost the entire width of the apartment. Thanks to its exceptional corner location and impressive floor-to-ceiling windows, the space is flooded with natural daylight while offering uninterrupted panoramic views across the marina.

Indoor and outdoor living merge seamlessly, allowing the ever-changing waterfront scenery to become part of everyday life.

#### Exclusive Designer Kitchen

The luxurious open-plan kitchen forms the stylish centrepiece of the apartment.

Designed around a spacious island, it is fully equipped with premium Siemens appliances, creating the perfect setting for cooking, entertaining and relaxed family living while enjoying beautiful views across the harbour.

Whether preparing dinner or hosting guests, this kitchen has been designed to impress.

#### Two Outdoor Living Spaces

One of the apartment's distinctive features is its two outdoor terraces.

The spacious, partially covered waterfront terrace functions as a natural extension of the living room and offers spectacular views across the marina and luxury yachts.

In addition, a second side balcony provides extra sunlight throughout the day, allowing you to choose between sun and shade at any

moment.

Whether enjoying your morning coffee, relaxing on a summer evening or watching the boats sail by with a glass of wine, outdoor living here is simply exceptional.

#### Bedrooms with Boutique Hotel Comfort

The generous principal bedroom offers ample space for a walk-in wardrobe and a luxurious en-suite bathroom, creating a true private retreat.

In addition, the apartment features two further full-size bedrooms, perfectly suited as guest accommodation, children's bedrooms, a home office or a combination of these.

A second luxury bathroom ensures maximum comfort for family members and guests alike.

#### Contemporary Comfort & Sustainability

This residence has been built to meet the highest standards of comfort, technology and sustainability.

Features include:

- Underfloor heating throughout the apartment;
- Passive floor cooling for year-round comfort;
- Privately owned heat pump (fully paid off);
- Heat Recovery Ventilation System (HRV);
- Excellent insulation;
- Energy-efficient and future-proof construction.

#### Private Parking & Practical Convenience

Every practical aspect has been carefully considered.

The secure underground parking garage offers two private parking spaces, one of which is included in the asking price. The second parking space is available as an optional purchase.

Both parking spaces are equipped with electric vehicle charging facilities.

The apartment also includes a spacious private storage room on the ground floor.

#### Living at Scheveningen Harbour

Over recent years, Scheveningen's Second Inner Harbour has developed into one of the Netherlands' most exclusive residential destinations.

Here you enjoy a unique lifestyle with the marina directly outside your door while Scheveningen Beach is only a short walk away. Excellent restaurants, stylish beach clubs, lively terraces, the boulevard, yacht harbour and numerous watersports facilities are all within

easy walking distance.

Despite its relaxed seaside atmosphere, The Hague city centre, the International Zone, major motorways and excellent public transport connections are all easily accessible.

A location where tranquillity and vibrant city life exist in perfect harmony.

#### Features

Living area approximately 155 m<sup>2</sup>

Located in the exclusive Beaufort TwentyTwo Residences

Prime waterfront location overlooking Scheveningen's Second Inner Harbour

Exceptional corner apartment with abundant natural light

Spacious living room with panoramic marina views

Luxury open-plan kitchen with island

Premium Siemens built-in appliances

Three generous bedrooms

Two luxurious bathrooms

Two outdoor living spaces

Spacious partially covered waterfront terrace

Underfloor heating throughout

Passive floor cooling

Privately owned heat pump (fully paid off, value approximately €15,000)

Heat Recovery Ventilation System (HRV)

High-quality insulation

Private storage room

Two private parking spaces with EV charging facilities, one included in the asking price and one available as an option

Available immediately enjoy this exceptional harbour residence this summer.

#### A Residence That Feels Like a Permanent Holiday

Living at Beaufort TwentyTwo Residences means enjoying an international standard of waterfront living.

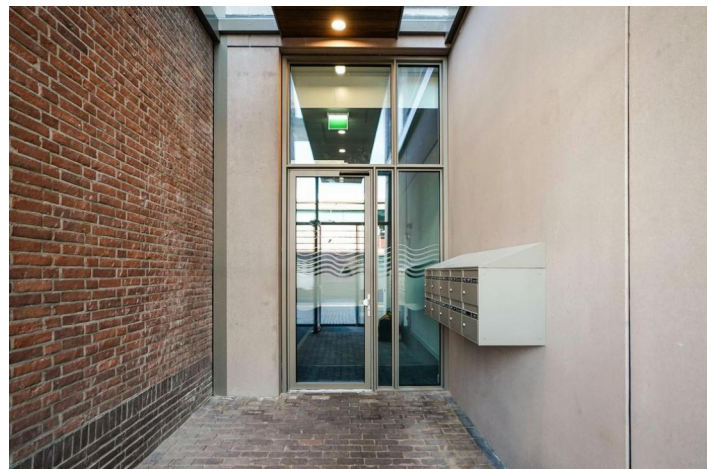
With the marina as your front garden, the North Sea just moments away and every imaginable amenity within walking distance, this residence offers an exceptional combination of luxury, tranquillity and vibrant coastal living.

For many, this is a destination to visit.

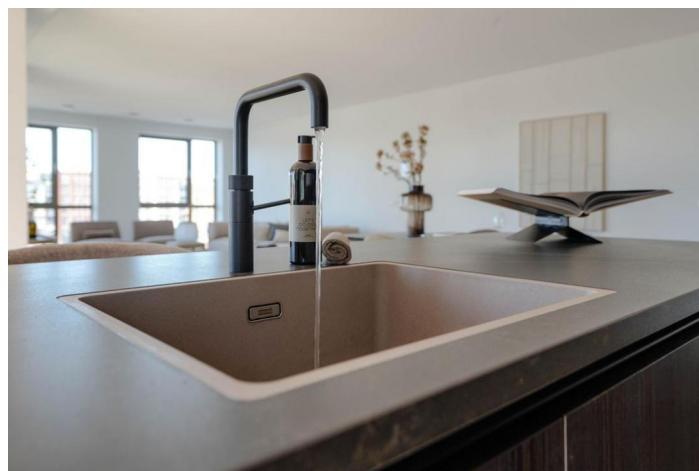
For you, it could become the place you are proud to call home.

Residence Makelaars is proud to present this exceptional property and warmly invites you to experience it during a private viewing.

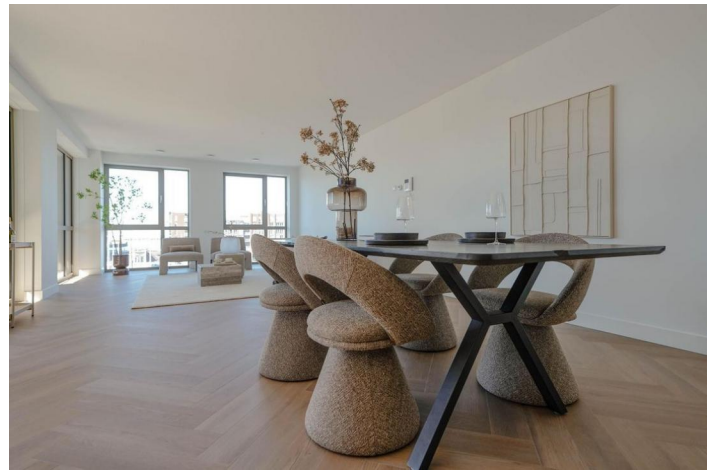
Thinking of selling your current home first? We would be delighted to provide you with a professional valuation and tailored sales strategy.





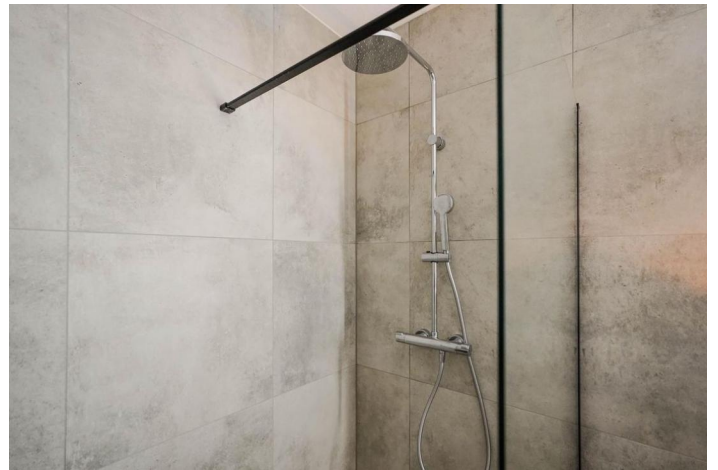


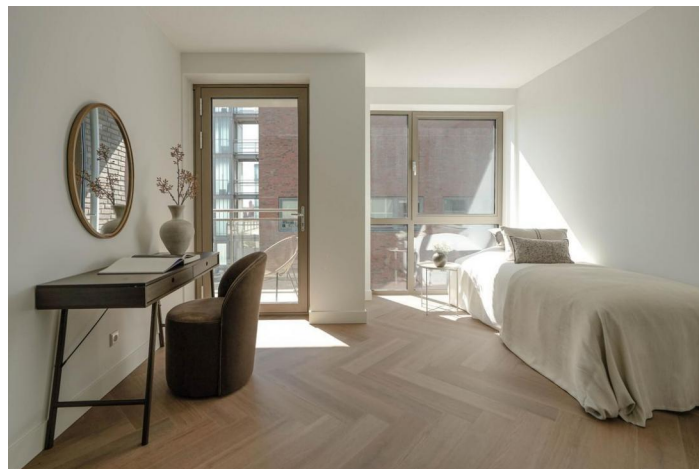


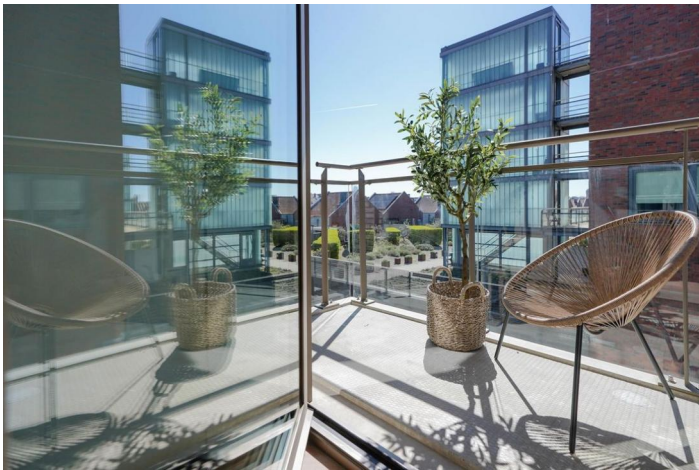


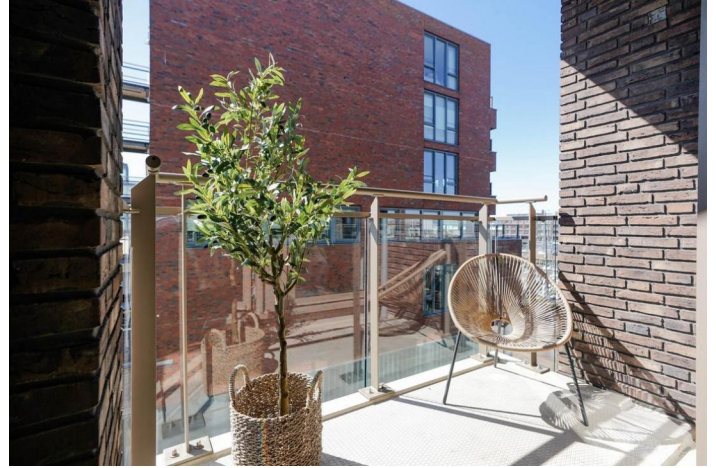


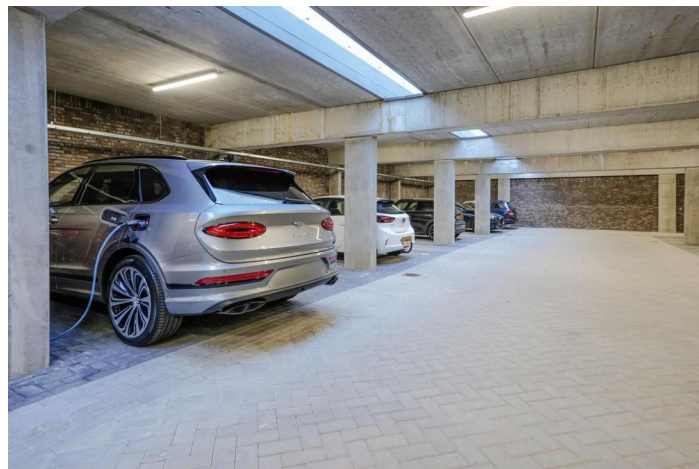
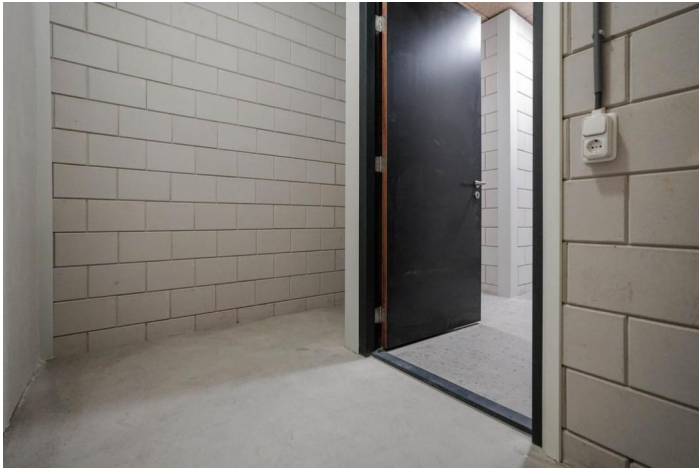


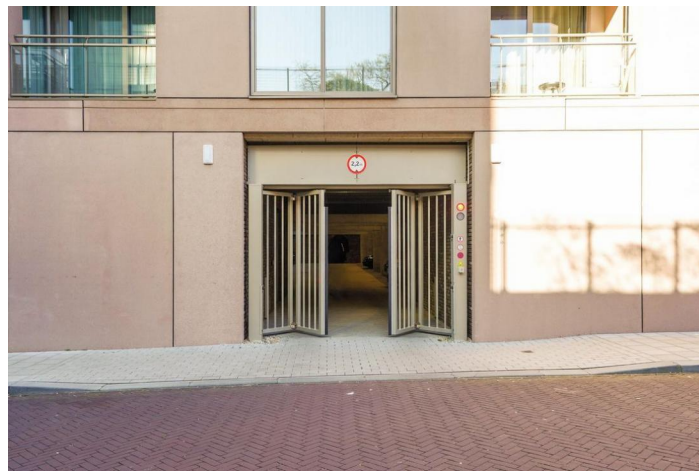
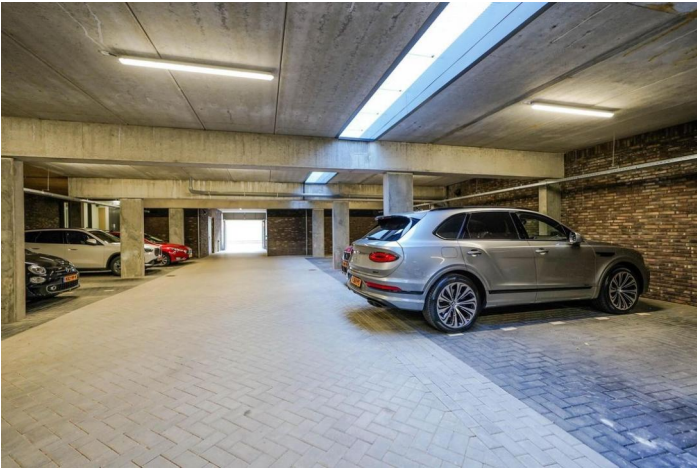
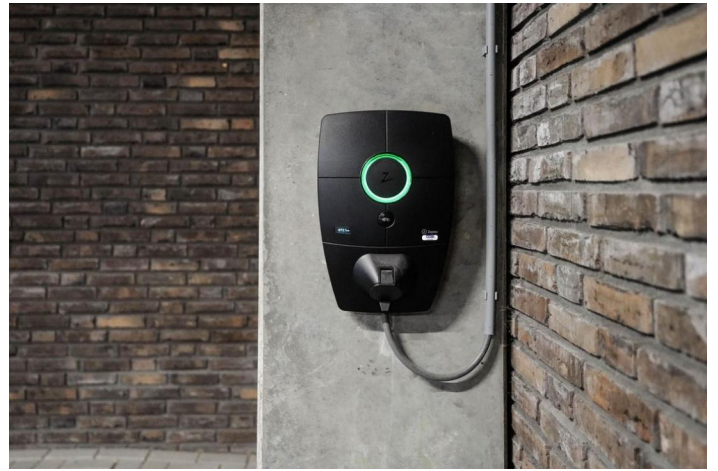


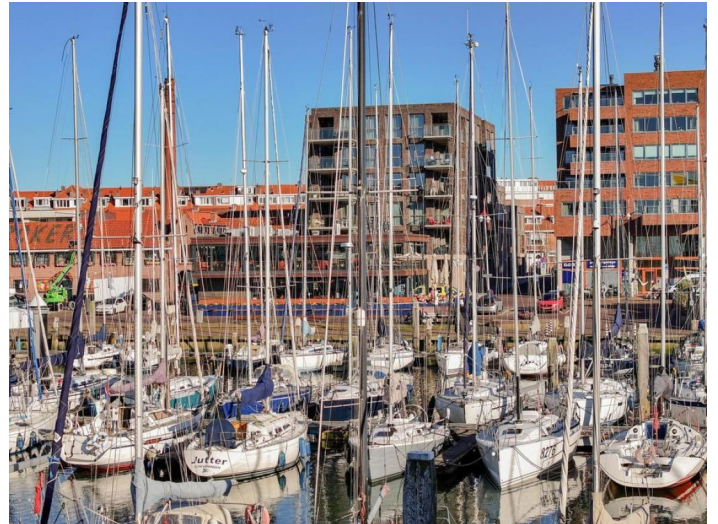
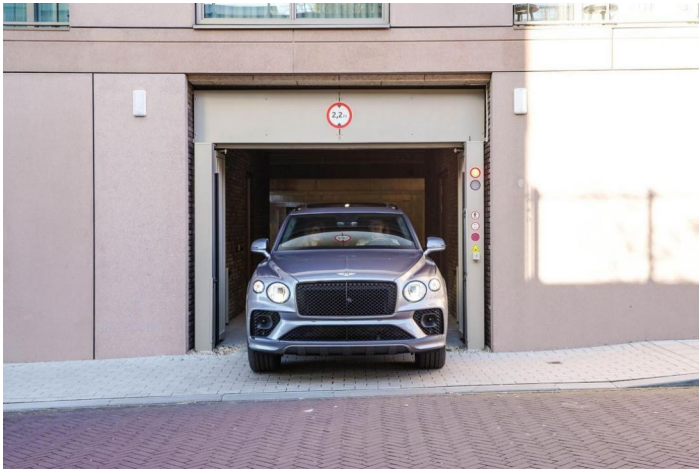








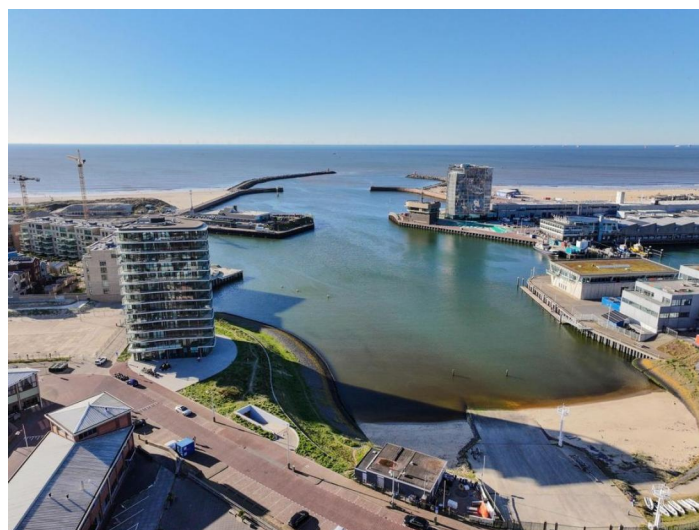






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Residence makelaars

Banstraat 1

2517 GH Den Haag

☎ 070 2400 213

✉ [info@residencemakelaars.com](mailto:info@residencemakelaars.com)



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