



Van Stolkweg 9 A
2585 JL Den Haag

€ 745.000 k.k.

Price	€ 745.000 k.k.
Homeowners association costs	€ 84
Status	Available
Acceptance	In consultation
Apartment type	Upper floor apartment, apartment
Bottom floor	1
Build type	Existing
Year of construction	1882
Maintenance inside	Excellent
Maintenance outside	Excellent
Location	Near park, near quiet road, in residential area
Particulars	Protected town view
Living surface	100m ²
Volume	361m ³
Rooms	3
Bedrooms	2
Bathrooms	1
Floors	1
Facilities	Outside sun screen
Energy label	D
Isolation	Insulated glazing
Hot water	Central heating
Heating	Central heating
Furnace	Hr ketel (combined furnace, owned)
Balcony	Yes
Shed facilities	Electricity

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Van Stolkweg 9A The Hague - Van Stolkpark

Living at one of The Hague's most prestigious addresses – an exclusive apartment in a monumental villa, surrounded by tranquillity, greenery and timeless elegance.

Situated along the tree-lined Van Stolkweg, in the heart of the prestigious Van Stolkpark, this exceptional 3/4-room apartment occupies the entire first floor of an elegant detached city villa dating from 1882. Offering approximately 100 m² (including the private storage room) and boasting over 50 m² of outdoor living space, divided over multiple terraces and a balcony, this is a truly unique residence that rarely becomes available.

Here you will enjoy uninterrupted views of mature greenery, exceptional privacy and absolute tranquillity, while the vibrant Statenkwartier district, Scheveningen Beach and The Hague city centre are all within easy reach.

Layout

The impressive villa is accessed via a beautifully landscaped garden path leading to the grand communal entrance. A spacious central hallway with its original staircase brings you to the first floor, where the apartment occupies the entire level.

The welcoming entrance hall provides access to all rooms and features a modern guest toilet (renovated in 2022), built-in storage cupboards and the meter cupboard.

Living Room

Without doubt, the heart of the apartment is the impressive L-shaped living and dining room. Large windows flood the space with natural daylight while framing beautiful views of the surrounding greenery. The elegant Hungarian point oak parquet flooring, charming fireplace and impressive high ceilings create an atmosphere of warmth, character and sophistication.

French doors open onto the spectacular southwest-facing terrace, extending across the full width of the apartment. This wonderful outdoor space enjoys afternoon and evening sunshine while offering complete privacy and magnificent views over the mature gardens.

Kitchen

Opposite the living room is the beautifully designed kitchen, completely renovated in 2022.

The stylish matt-green KVIK kitchen with white composite worktops has been finished to a high standard and includes premium Siemens built-in appliances, including:

Induction hob

Combination microwave oven

Dishwasher

Fridge/freezer

Extractor hood

Quooker boiling-water tap

A few steps lead directly to the second terrace, where you can enjoy the morning sun in complete peace.

Bedrooms

The generous principal bedroom is quietly positioned at the rear of the apartment and features extensive built-in wardrobes together with French doors opening onto the third outdoor space.

The luxurious bathroom is directly accessible from the principal bedroom.

The second bedroom is situated at the front of the apartment and also enjoys lovely green views. This room is equally suitable as a guest bedroom, home office or study.

Bathroom

The bathroom was completely renovated in 2022 and has been finished in a contemporary style using high-quality materials. It offers:

- Spacious walk-in shower
- Modern vanity unit with washbasin
- Designer towel radiator
- Comfortable electric underfloor heating

Outdoor Living

One of the apartment's most remarkable features is its exceptional amount of outdoor space.

The property benefits from:

A spacious southwest-facing terrace spanning the full width of the apartment;

A second terrace adjoining the kitchen;

A private balcony at the rear.

Together they provide over 50 m² of outdoor living space, allowing you to enjoy both sunshine and shade throughout the day.

Location

Van Stolkpark has long been regarded as one of The Hague's most exclusive residential neighbourhoods.

Characterised by grand detached villas, mature trees and wide avenues, this historic villa district is surrounded by the Scheveningse Bosjes, Westbroekpark and the beautiful Waterpartij, creating a unique and peaceful living environment.

Just a few minutes away lies the highly desirable Statenkwartier, home to the famous Frederik Hendriklaan ("De Fred"), offering an excellent selection of boutiques, delicatessens, speciality shops, cafés and renowned restaurants.

Scheveningen's beach and boulevard are only a five-minute bike ride away. Public transport is virtually on your doorstep, while the A12 and A44 motorways provide excellent connections to Amsterdam, Rotterdam and Utrecht.

Key Features

- Freehold property (no leasehold)
- Detached monumental city villa dating from approximately 1882
- Apartment occupying the entire first floor
- Approx. 148/515th share in an active Owners' Association (VvE)
- Monthly VvE contribution: €83.82
- Over 50 m² of terraces and balcony
- Private storage room of approximately 13 m² in the basement
- Luxury KVIK kitchen (2022)
- Bathroom and guest toilet renovated in 2022
- Siemens built-in appliances
- Quooker boiling-water tap
- AEG washer/dryer combination
- Nefit HR central heating boiler (2022)
- Electric underfloor heating in the kitchen and bathroom
- Beautiful oak parquet flooring laid in a Hungarian point pattern
- Insulated Fermacell subfloor
- Wooden window frames throughout
- Double glazing at the rear
- Single glazing at the front
- Energy label D
- Completion by mutual agreement

Residence Makelaars

Properties of this calibre rarely become available. The unique combination of a detached monumental villa, the prestigious location in Van Stolkpark, the high-quality renovation, generous outdoor living spaces and exceptional tranquillity make this a truly outstanding residence within The Hague's luxury property market.

A rare opportunity for discerning buyers seeking character, elegance, space and quality in one of the city's most sought-after residential locations.

















