RESIDENCE
MAKELAARS

FOR SALE

Raamweg 14
2596 HL Den Haag

€ 1.250.000 k.k.

Residence makelaars

Banstraat 1

2517 GH Den Haag

070 2400 213

info@residencemakelaars.com

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FEATURES

Price	€ 1.250.000 k.k.
Homeowners association costs	€ 400
Status	Available
Acceptance	Directly
Apartment type	Double downstairs house, apartment
Bottom floor	1
Build type	Existing
Year of construction	1915
Maintenance inside	Excellent
Maintenance outside	Excellent
Location	Open location
Particulars	Monumental house
Living surface	227m^2
Volume	840m^3
Rooms	5
Bedrooms	3
Bathrooms	1
Floors	2
Facilities	Domotics
Energy label	A
Isolation	Roof insulation, wall insulation, floor insulation, insulated glazing
Hot water	Electric boiler owned
Heating	Central heating, Heated floor
Furnace	(combined furnace, owned)
Garden	Backyard
Backyard	Northeast, 99m^2, 782×1260cm
Shed	Free standing, wood
Shed facilities	Electricity

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Exclusive living with elegance, comfort and serenity on the edge of Benoordenhout and Archipel

Situated on the prestigious Raamweg, this recently fully renovated and exceptionally luxurious double ground-floor apartment offers approximately 227 m^2 of living space, complemented by a beautifully landscaped rear garden of approximately 100 m^2.

Thanks to the additional insulating double glazing at the front, the interior is remarkably quiet and comfortable, with minimal disturbance from traffic on the Raamweg. The property also benefits from a private rear access via the quiet Bachmanstraat, where parking is generally readily available. The gate can be secured, providing additional privacy and security. At the rear, the exceptionally deep garden extends towards the Bachmanstraat. Its favourable orientation means that the garden enjoys sunlight for almost the entire day during summer, while its depth and sheltered character also offer plenty of opportunities to enjoy the shade.

Luxury & Living Comfort

The property has been fully renovated to a high standard, combining a calm and sophisticated interior with advanced living comfort. The entire home features a seamless cast floor with underfloor heating.

The professionally integrated Crestron home automation system allows you to control the lighting, curtains, sunshades, cameras, doorbell and alarm system via two built-in iPads.

The Bulthaup kitchen forms the heart of the home and is equipped with high-end appliances by Gaggenau, Miele and Liebherr, including three Liebherr wine climate cabinets.

Further features include a whole-house water softener, a professionally designed lighting plan with designer fixtures, and high-quality security features including a fingerprint lock.

Garden & Location

Behind the property lies a beautifully landscaped rear garden of approximately 100 m^2, complete with rear access and a storage room. The garden has been thoughtfully designed, offers plenty of privacy and enjoys sunlight for almost the entire day during summer — an ideal setting for relaxing, dining outdoors or enjoying long summer evenings in a green and sheltered environment.

The location in Benoordenhout is highly desirable, known for its greenery, monumental architecture and international character. The Haagse Bos and Clingendael Estate are within walking distance, as are a range of quality shops, schools and restaurants. The city centre of The Hague and Scheveningen beach are both just a few minutes away.

Special Features

Prime location
Approx. 227 m^2 living space
Approx. 100 m^2 deep rear garden with sun and privacy
Fully renovated and finished to a high standard
Additional insulating double glazing at the front
Underfloor heating throughout with seamless cast flooring
Crestron home automation system, controllable via built-in iPads
Bulthaup kitchen with Gaggenau, Miele and Liebherr appliances
Whole-house water softener

DESCRIPTION

Professional lighting plan with designer fixtures
Fingerprint lock and secured rear access via the quiet Bachmanstraat
Located in prestigious Benoordenhout
A Home That Offers It All

This is more than just a home: it is a carefully designed living environment where luxury, technology and comfort come together. A place where every day feels like coming home — stylish, secure, peaceful and private, while being just minutes from the centre of The Hague.

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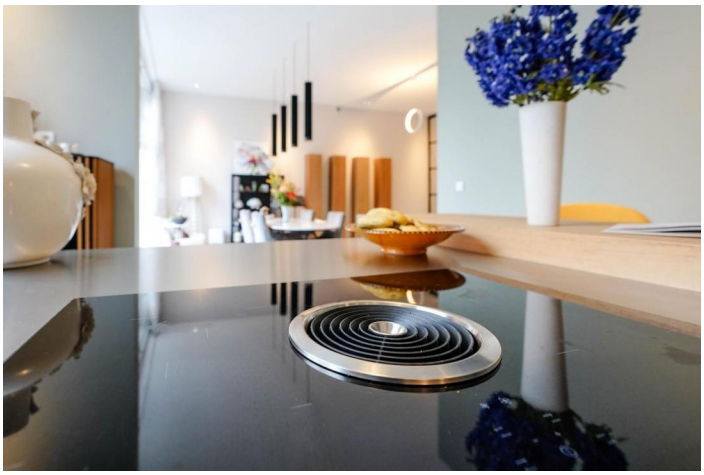

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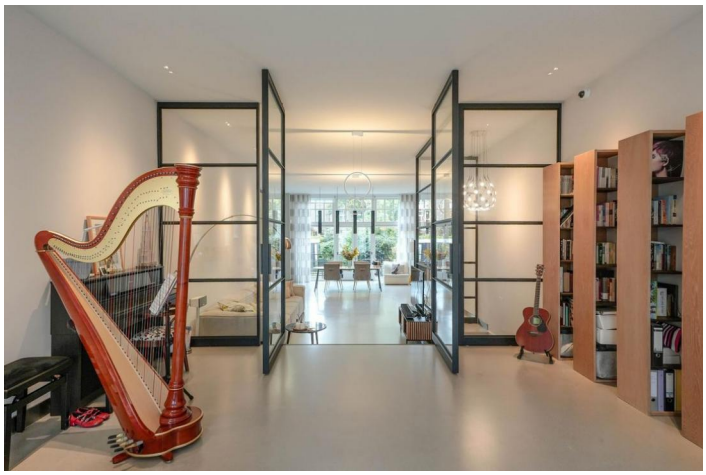

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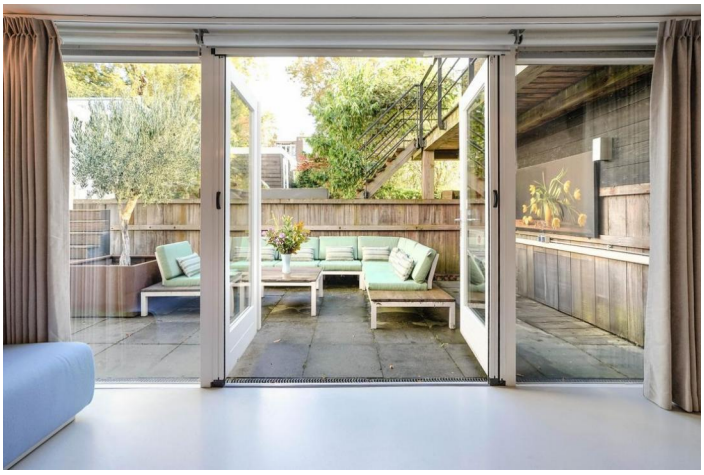

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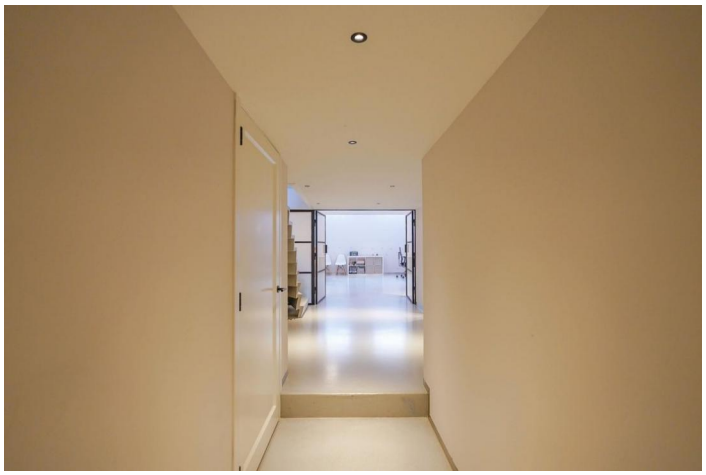

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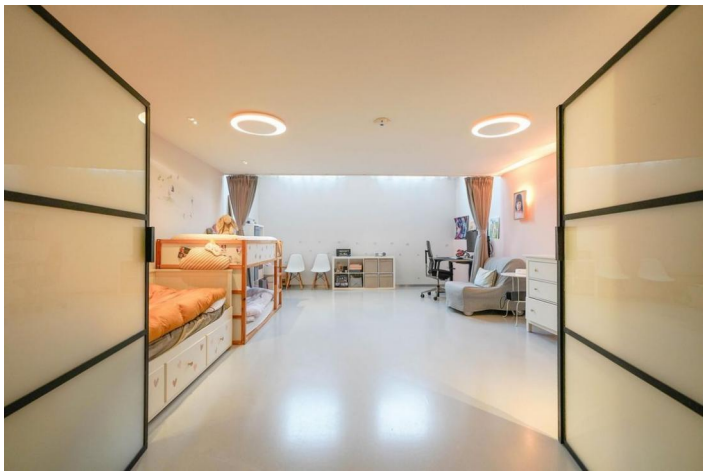

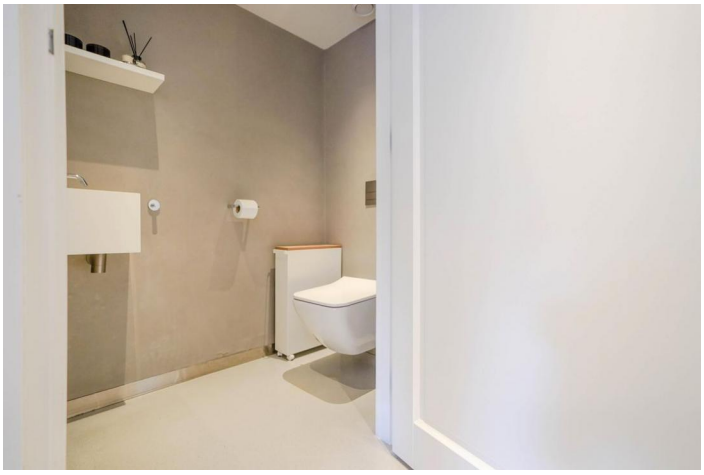

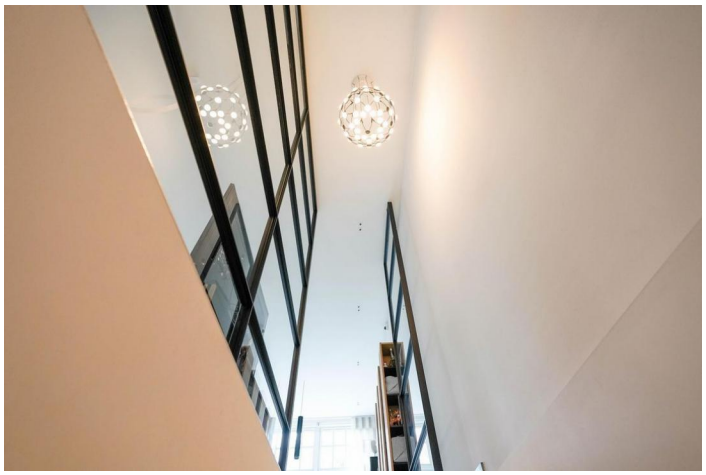

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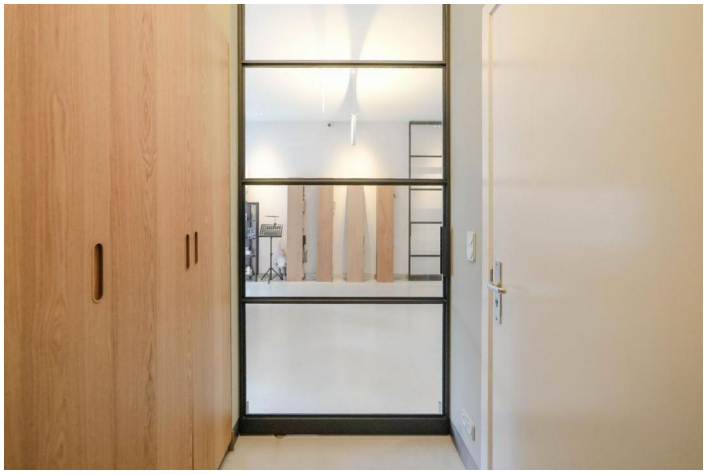

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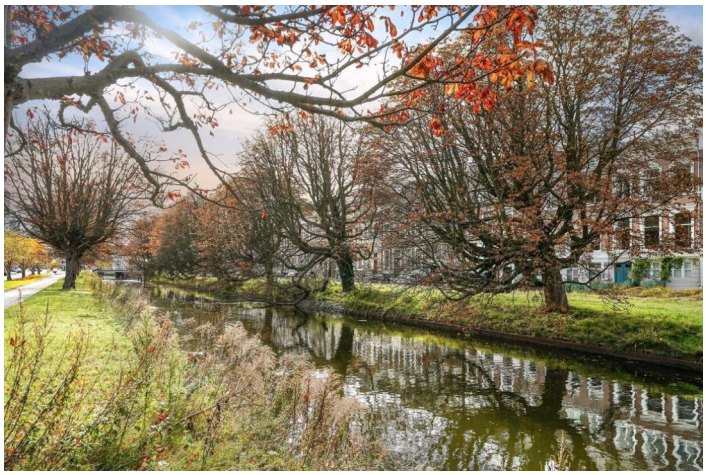

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