RESIDENCE
MAKELAARS

FOR SALE



Deltapromenade 330
2554 GX Den Haag

€ 795.000 k.k.

Residence makelaars

Banstraat 1

2517 GH Den Haag

070 2400 213

info@residencemakelaars.com

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FEATURES

Price	€ 795.000 k.k.
Homeowners association costs	€ 217
Status	Available
Acceptance	In consultation
Apartment type	Mezzanine, apartment
Bottom floor	2
Build type	Existing
Year of construction	2023
Maintenance inside	Excellent
Maintenance outside	Excellent
Location	Near quiet road, clear view, by the sea
Living surface	98m^2
Livingroom surface	45m^2
Volume	321m^3
Rooms	3
Bedrooms	2
Bathrooms	1
Floors	1
Facilities	Mechanical ventilation, cable tv, lift, sliding door, glass fiber
Energy label	A++
Isolation	Wall insulation, floor insulation, insulated glazing, fully isolated, hr-glass
Hot water	Flow-trough boiler
Heating	Heated floor, Heat pump, Heat recovery installation
Balcony	Yes
Shed facilities	Heating, electricity, water
Garage type	Car park, parking spot
Sizes	13m^2, 244×526

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DESCRIPTION

Deltapromenade 330, The Hague – Kijkduin

Exclusive coastal living with a spacious balcony, beautiful views and a private parking space with an EV charging point

Occupying a unique location on the Kijkduin coast, this stylish and exceptionally bright apartment offers two bedrooms, a spacious balcony and a private parking space in the underground car park.

The apartment combines a calm, contemporary ambience with abundant natural light and excellent living comfort. Large windows, elegant glass partitions and the wide balcony create a seamless connection between the interior and the outdoors. The beach, dunes and boulevard are just a stone's throw away.

New Kijkduin is a fantastic place to live on the Dutch coast. Its extensive redevelopment has transformed the area into a refined and highly comfortable residential destination. Imagine every day feeling a little like a holiday: the ultimate sense of freedom, where coastal living meets everyday convenience. Here, the beach is effectively your front garden, while the Kijkduin boulevard and Deltapromenade are moments away for an excellent dinner or your daily shopping. Deltapromenade is a lower-level shopping area featuring a varied selection of boutiques, fashion stores, restaurants and cafés. The Daily Taste fresh-food market occupies a central position within the promenade.

Layout
Light, space and contemporary living comfort

The apartment is reached through the attractive communal entrance, which features letterboxes and lift access. The spacious hallway connects the various rooms and provides access to the separate WC, bathroom, practical utility and storage room, and generously proportioned living area.

The spacious living room benefits from exceptional natural light through its large windows. There is ample room for a comfortable seating area and a generous dining table. Light wooden flooring, a calming colour palette and attractive sightlines give the room a modern yet welcoming atmosphere.

The open-plan kitchen forms the heart of the home and features a timeless design. It offers a spacious cooking and sink island, ample storage and worktop space, and a range of integrated appliances, including an induction hob with built-in extractor, an oven, microwave, refrigerator, freezer and a Quooker boiling-water tap. The tall cabinet wall with dark open shelving creates a stylish contrast and completes the look. Thanks to the open-plan layout, the kitchen remains directly connected to the living and dining areas while cooking.

Flexible layout and comfortable bedrooms

Wide glass sliding doors lead from the living room into the second bedroom. Situated on the balcony side, this bright room is currently arranged as a comfortable home office and lounge. It is equally well suited for use as a bedroom, television room or guest room.

The glass sliding doors allow the room to be incorporated into the main living area when desired, while it can also be fully enclosed and used as a separate room. This creates a particularly flexible layout that can easily adapt to different lifestyles and requirements.

The spacious principal bedroom is located next to this room and can be accessed from both the hallway and the adjoining room. It offers ample space for a large double bed and includes a practical walk-in wardrobe. Fitted with shelves, clothes rails and several drawers, the wardrobe provides excellent storage capacity.

Glass partitions, dark frames and long sightlines give this section of the apartment a luxurious and contemporary appearance. Curtains can provide additional privacy between the rooms whenever required.

The centrally positioned bathroom is accessible from the hallway. The apartment also has a separate WC with a hand basin, as well as a dedicated utility and storage room with connections for a washing machine and tumble dryer.

Spacious balcony with views towards the sea

One of the apartment's outstanding features is its balcony, measuring approximately 8.21 metres wide and 2.38 metres deep. With an area of approximately 19 sq. m, it provides ample room for both a large dining table and a comfortable lounge area.

The glass balustrade enhances the sense of openness and preserves the uninterrupted views. From the balcony, you can enjoy the surrounding modern architecture, the dunes and views towards the sea. It is a wonderful place for breakfast, outdoor dining or relaxing during long summer evenings.

Private parking space with EV charging point and bicycle storage

The apartment has a private parking space in the underground car park, measuring approximately 2.34 by 5.22 metres. The complex also provides a spacious, covered communal bicycle storage facility.

There may be an opportunity to exchange parking spaces within the complex with a neighbour whose space is fitted with a parking lift, potentially allowing two cars to be parked.

Key features
- Unique location directly beside Kijkduin beach and dunes;
- stylish and exceptionally bright apartment;
- spacious living room with large windows;
- contemporary open-plan kitchen with cooking and sink island;
- two bedrooms;
- flexible second bedroom, also suitable as a home office, lounge or guest room;
- elegant glass sliding partitions with dark frames;
- spacious walk-in wardrobe with bespoke storage solutions;
- separate utility and storage room;
- separate WC;
- The apartment is equipped with a water softener;
- generous balcony measuring approximately 8.21 by 2.38 metres;
- views across the dunes and towards the sea;
- private parking space in the underground car park;
- EV charging point;
- internal communal bicycle storage;
- lift and attractive central entrance;
- beach, dunes, boulevard, restaurants and cafés all within easy reach;
- active homeowners' association, apartment contribution €217.35, for the parking €21,-
- A unique location in Kijkduin.

The location is truly exceptional. As soon as you leave the building, Kijkduin's beach, dunes and boulevard are all within easy reach.

DESCRIPTION

Here, you can enjoy the coast, fresh sea air and extensive walking and cycling routes every day.

There is no need to travel far for a relaxed lunch, dinner or drink either. The boulevard offers a variety of restaurants, cafés and amenities, while The Hague city centre and the surrounding neighbourhoods are also easily accessible.

An exceptional apartment where light, space and comfort come together with the unique experience of coastal living. We would be delighted to invite you to discover Deltapromenade 330 for yourself.

PHOTOS











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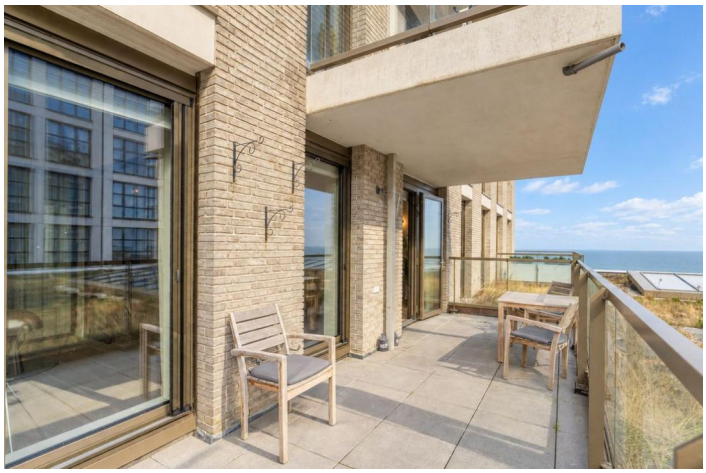
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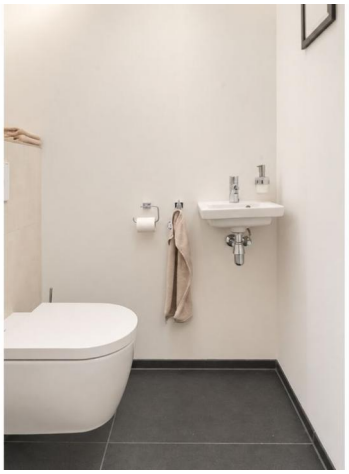
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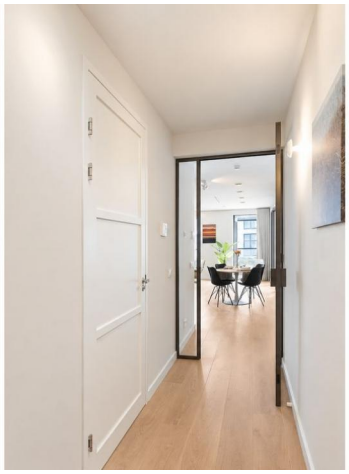
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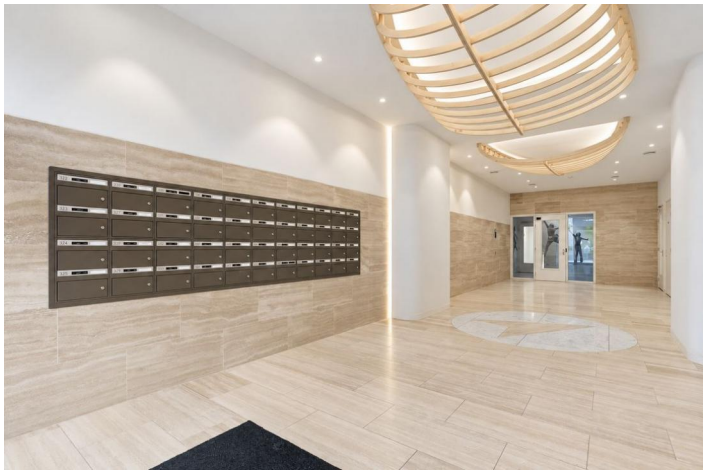
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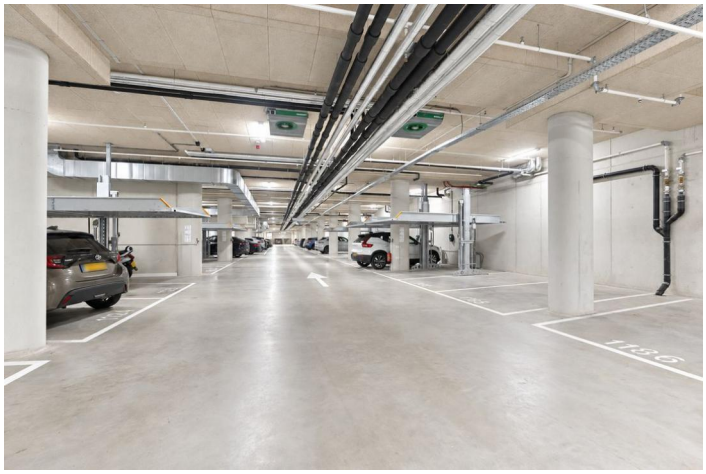
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