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FOR SALE



Johan van Oldenbarneveltlaan 39 B
2582 NH Den Haag

€ 845.000 k.k.

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Banstraat 1

2517 GH Den Haag

070 2400 213

info@residencemakelaars.com

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FEATURES

Price	€ 845.000 k.k.
Decoration	Partly furnished
Homeowners association costs	€ 295
Status	Available
Acceptance	Directly
Apartment type	Upper floor apartment, double upstairs house
Bottom floor	2
Build type	Existing
Maintenance inside	Good
Maintenance outside	Good
Location	In residental area
Particulars	Protected town view
Living surface	182m^2
Other surface	1m^2
Volume	680m^3
Rooms	8
Bedrooms	6
Bathrooms	2
Floors	3
Energy label	B
Isolation	Insulated glazing
Hot water	Central heating
Heating	Central heating
Furnace	Hr ketel (combined furnace, owned)
Balcony	Yes
Shed	Lock-up

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Johan van Oldenbarneveltlaan 39b te Den Haag - Statenkwartier

ARE YOU LOOKING FOR CLASS, PEACE, AND COMFORT?

This highly sought-after classic three-story upper house is located in the heart of the Statenkwartier, one of the most desirable and prestigious neighborhoods in The Hague. The property is a stunning example of 1930s architecture, with its stately appearance, elegant lines, and characteristic details that reflect the charm and craftsmanship of this period. Statenkwartier is known for its grand mansions and unique combination of tranquility, greenery, and culture. The neighborhood exudes history and grandeur while offering all the modern conveniences. The apartment is also within close proximity to several museums, theaters, and galleries, placing you in a cultural environment.

Moreover, the apartment is near the charming Frederik Hendriklaan (also known as 'de Fred'), where you can enjoy a variety of boutiques, cafés, specialty stores, and eateries. At the same time, you can reach the bustling city center of The Hague in just a few minutes, offering all its amenities and entertainment options. For nature lovers, the location is perfect—both the dunes, beach, and sea are easily accessible, as is the harbor. In short, this location offers the best of both city life and nature.

The apartment is meticulously maintained and offers all the comfort you could wish for. It is in excellent condition and ready for immediate occupancy, allowing you to settle in quickly. The spacious layout and high-quality finish make this apartment perfect for families or anyone looking for luxurious living space with plenty of privacy and comfort.

Layout:

Ground floor:
Entrance to the apartment, with a spacious hallway leading to the staircase to the first floor.
This level also features a storage room, which is ideal for extra storage. The authentic elements of the building blend seamlessly with modern conveniences.

First floor:
The spacious landing is equipped with a wardrobe closet and a modern toilet, providing additional practical storage.
The magnificent living and dining room is the centerpiece of the apartment. The room spans the entire width of the property, offering a light and airy feel thanks to the large windows and the characteristic bay window. The herringbone parquet floor adds to the warm atmosphere, while the sliding separation with stained-glass doors adds a stylish and authentic touch.
At the rear of the dining room, there is a balcony where you can enjoy peace and a lovely view. The modern open kitchen is a feast for the eyes, with high-end appliances and plenty of space to cook and entertain. This room also has its own balcony, ideal for enjoying a lovely breakfast in the morning sun. Additionally, there is a practical balcony cupboard for extra storage.

Second floor:
The sleeping floor offers peace and privacy, with a spacious landing providing access to the bedrooms. A second toilet is also located here for added convenience.
The first bedroom is a generous 20m^2 and provides ample space for a comfortable bed and a workspace. The second bedroom, at 19m^2, is perfect for children, a guest room, or as a spacious home office. The third and fourth bedrooms, each 9m^2, are ideal for a growing family, a hobby room, or a quiet reading nook.
The spacious bathroom is an oasis of relaxation, with a luxurious bathtub, a walk-in shower, and a double sink for ultimate comfort.

Third floor:
The top floor offers two large bedrooms, ideal for a master bedroom or additional guest rooms.

The second bathroom on this floor is equipped with a third toilet, a second shower, and a sink. It also offers space for a washing machine, dryer, and the HR combi boiler, increasing daily convenience.

Special Features:
-Located in one of the most beautiful streets in the Statenkwartier, known for its grand architecture and peaceful atmosphere.
- 1930s architecture, featuring beautiful details such as herringbone parquet floors, stained-glass windows, and a bay window, all reflecting the charm and craftsmanship of this period.
- Modern and luxurious kitchen with high-end appliances.
- A total of 8 rooms, including 6 bedrooms, making the apartment ideal for a large family or those in need of extra work or hobby spaces.
- Two stylish bathrooms and three toilets, providing added comfort and privacy for all residents.
- 1/6 share in the Owners' Association (VVE), with a monthly contribution of €295 for well-maintained communal areas.
- HR-combi boiler ensuring efficient and reliable heating and hot water supply.
- Storage room on the ground floor for additional space, perfect for bicycles or seasonal items.
- Project notary applies (Caminada Notaries).
- The apartment is located on freehold land, which offers an advantage over properties with leasehold.
- Available for immediate occupancy, so you can quickly enjoy all that this unique property has to offer.

This property offers the perfect combination of luxury living, tranquility, and proximity to everything The Hague has to offer. A unique opportunity to live in one of the city's most desirable neighborhoods, with an ideal balance of comfort, style, and location.

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PHOTOS













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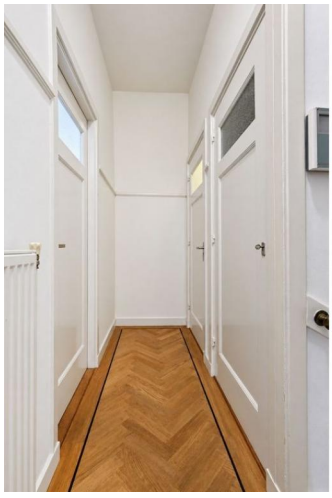
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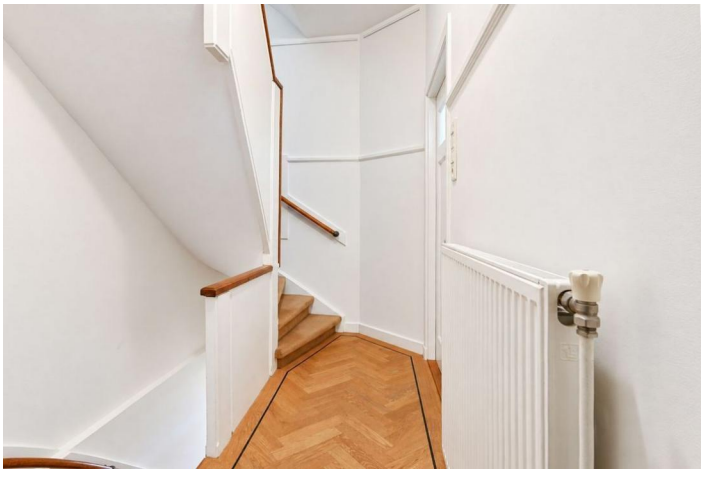












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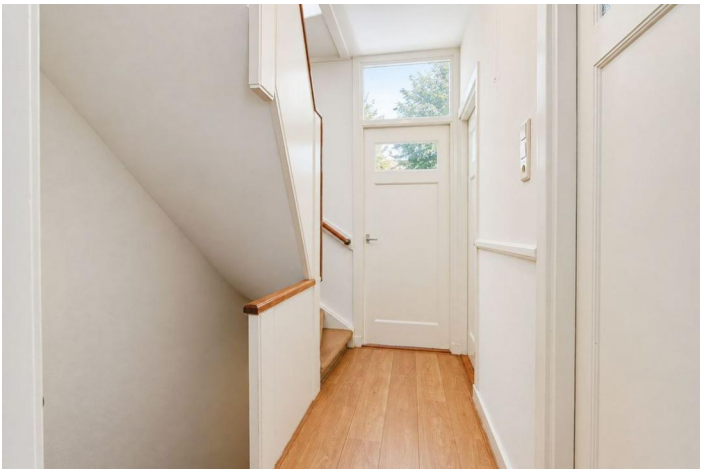
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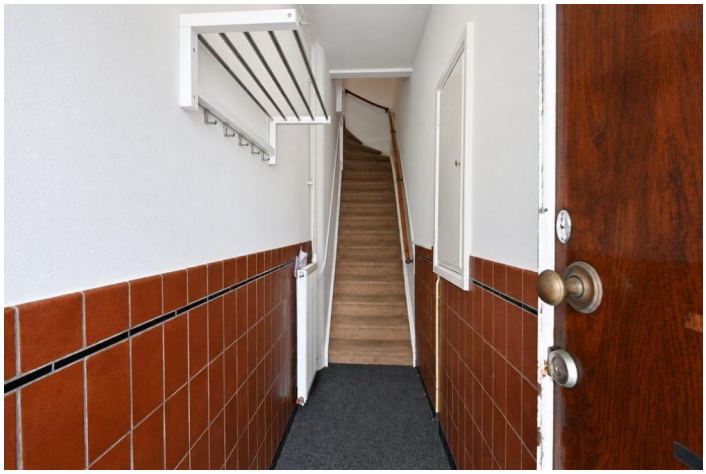
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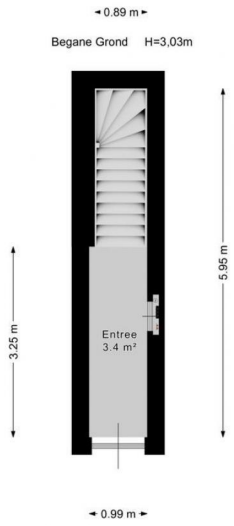
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