



Kanonstraat 8
2514 AR Den Haag

€ 250.000 k.k.

Price	€ 250.000 k.k.
Decoration	Partly furnished
Homeowners association costs	€ 155
Status	Available
Acceptance	Directly
Apartment type	Ground floor apartment, apartment
Bottom floor	1
Build type	Existing
Year of construction	1997
Maintenance inside	Excellent
Maintenance outside	Excellent
Location	Near quiet road, in town center, in residential area
Particulars	Protected town view
Living surface	33m ²
Plot surface	660m ²
Volume	126m ³
Rooms	2
Bedrooms	1
Bathrooms	1
Floors	1
Facilities	Mechanical ventilation, cable tv, lift
Energy label	A
Isolation	Fully isolated
Hot water	City heating
Heating	City heating

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Kanonstraat 8, The Hague (City Centre)

Fantastic ground-floor apartment overlooking a peaceful, gated courtyard and boasting an energy label A!

This characterful building on the stately Kanonstraat—once home to a national investigative service—has been transformed into a refined residential complex: a stylish residence featuring 54 exclusive homes, finished to perfection in every detail.

The location offers a unique combination of vibrant city life and the tranquillity of a green environment. Just steps from the serene Haagse Bos, the area exudes a park-like charm—an oasis of calm bordering the lively heart of The Hague. The complex also boasts a sheltered communal courtyard, perfect for relaxing outdoors.

Layout:

Shared entrance with intercom panel and mailboxes. Entry into the apartment reveals a luxurious, recently renovated kitchen, fully equipped with built-in appliances: a four-burner cooktop, extractor hood, built-in oven, fridge/freezer combination, and dishwasher. From the kitchen, you step into the living area: a bright, open space with large windows offering a charming view of Kanonstraat. A cozy sleeping nook provides ample room for a generous double bed. The modern new bathroom features a shower, sink, and toilet. Residents also have access to the communal garden.

Monthly Expenses (Indicative)

This property has the following monthly expenses:

Monthly Costs (Indicative)

The property is subject to the following monthly costs:

Owners' Association (VvE) contribution: €155 per month

(including, among other things, building insurance, contributions to the reserve fund for major maintenance, and management of the Owners' Association)

Advance payment for property-related service costs: approximately €210 per month, including:

Electricity, Heating, Water, Internet & TV

Total monthly costs (excluding mortgage payments): approximately €365 per month.

Apartment highlights:

- Energy label A;
- Part of a stylish residential complex in a historic building on the stately Kanonstraat;
- Peaceful location near Haagse Bos with a park-like atmosphere;
- A short walk to the vibrant city centre;
- Sheltered communal courtyard;
- Accessible via lift or stairs;
- Luxurious, recently updated kitchen with built-in appliances;
- Optionally available furnished;
- Sale subject to obtaining the subdivision permit; the application is currently in its final stage;
- Project notary applies;
- Homeowners' Association (HOA) in formation; the monthly contribution will be determined based on the multi-year maintenance plan (MJOP);

Well-maintained and move-in ready.

This move-in ready apartment is truly worth a visit. You are most welcome for a non-binding viewing!









