



Kanonstraat 78
2514 AR Den Haag

€ 250.000 k.k.

Price	€ 250.000 k.k.
Homeowners association costs	€ 124
Status	Available
Acceptance	Directly
Apartment type	Mezzanine, apartment
Bottom floor	3
Build type	Existing
Year of construction	1997
Maintenance inside	Good
Maintenance outside	Good
Location	Near quiet road, in town center, in residential area
Particulars	Protected town view
Living surface	31m ²
Volume	105m ³
Rooms	1
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

does not accept any liability regarding the veracity of the presented information, nor can any rights be derived from it.

Kanonstraat 78, The Hague (City Centre)

Fantastic ground-floor apartment overlooking the charming Kanonstraat, with an energy label A!

This characteristic building on the prestigious Kanonstraat, once home to a national investigative service, has now been transformed into a refined residential complex: a stylish residence comprising 54 exclusive apartments, finished to the highest standard with meticulous attention to detail.

This exceptional location combines the vibrancy of the city centre with the tranquillity of green surroundings. Situated just a stone's throw from the Haagse Bos, the area offers an almost park-like atmosphere. An oasis of calm, directly adjacent to the lively heart of the city. The complex also features a sheltered communal courtyard garden, ideal for enjoying a relaxing moment outdoors.

Layout:

Communal entrance with intercom panel and mailboxes. Lift or stairs to the 3rd floor. Entrance to the apartment. Luxurious, recently renovated kitchen fully equipped with built-in appliances, including a 4-burner hob, extractor hood, built-in oven, fridge/freezer combination and dishwasher. From the kitchen, you enter the living area: a bright space with large windows and a charming view over Kanonstraat. Sleeping area with ample space for a generous double bed. New bathroom fitted with a shower, washbasin and toilet. The complex also features a communal garden.

Monthly costs (indicative)

The property is subject to the following monthly costs:

Owners' Association (VvE) contribution: €124,-

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

Advance payment for property-related service charges: approximately €200 per month, including:

Electricity, Heating, Water, Internet & TV

Total monthly costs (excluding mortgage): approximately €324,- per month.

Features of the apartment:

- Energy label A;
- Part of a stylish residential complex in a characteristic building on the prestigious Kanonstraat;
- Quiet location near the Haagse Bos, with park-like surroundings;
- Within a short distance of the vibrant city centre;
- Sheltered communal courtyard garden;
- Accessible by lift or stairs;
- Luxurious, recently renovated kitchen with built-in appliances;
- Available furnished if desired;
- Designated project notary applies;
- Well maintained and ready to move into.

This move-in-ready apartment is definitely worth viewing. You are very welcome to arrange a no-obligation viewing!





