



**Kranenburgweg 45
2581 XW Den Haag**

€ 575.000 k.k.

Price	€ 575.000 k.k.
Homeowners association costs	€ 100
Status	Available
Acceptance	Directly
Apartment type	Ground floor apartment, apartment
Bottom floor	1
Build type	Existing
Year of construction	1912
Maintenance inside	Excellent
Maintenance outside	Excellent
Location	On the waterfront, near quiet road, in residential area
Particulars	Protected town view, elderly accessible, special needs accessible
Living surface	80m ²
Plot surface	131m ²
Volume	340m ³
Rooms	4
Bedrooms	2
Bathrooms	1
Floors	1
Energy label	A
Isolation	Wall insulation, floor insulation, insulated glazing
Hot water	Central heating
Heating	Central heating
Furnace	Hr ketel (2023, combined furnace, owned)
Garden	Backyard
Backyard	Northeast, 25m ² , 500×500cm

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KRANENBURGWEG 45 | THE HAGUE - GEUZENKWARTIER / STATENKWARTIER

ELEGANTLY AND LUXURIOUSLY RENOVATED GROUND-FLOOR APARTMENT WITH ORIGINAL PERIOD FEATURES AND A BEAUTIFUL PRIVATE GARDEN WITH SIDE ACCESS

Situated in a highly sought-after location in the prestigious Geuzenkwartier and Statenvartier districts, this magnificent ground-floor apartment was completely and meticulously renovated to an exceptionally high standard in 2024. A sophisticated residence where the charm of traditional architecture blends seamlessly with contemporary luxury, refined materials and modern living comfort.

The apartment is distinguished by its beautiful original ceiling ornaments, characteristic stained-glass windows, original sliding room dividers and elegant fireplace. These authentic architectural features provide a wonderful contrast to the luxurious open-plan kitchen, contemporary bathroom and high-quality finishes throughout.

Offering two comfortable bedrooms, a spacious living and dining area, a beautifully appointed kitchen and a delightful private rear garden with its own side entrance, this residence provides an exceptionally pleasant living environment. French doors from both bedrooms open directly onto the garden, creating a wonderful connection between indoor and outdoor living.

A truly move-in-ready home full of character, perfectly positioned to enjoy the very best of The Hague.

LIVING IN THE PRESTIGIOUS GEUZENKWARTIER AND STATENKWARTIER

The Geuzenkwartier and Statenvartier are among The Hague's most desirable and distinctive residential neighbourhoods. Renowned for their elegant architecture, charming streets and international atmosphere, these districts are particularly popular thanks to the presence of numerous embassies and international organisations.

Just moments away lies the famous Frederik Hendriklaan, affectionately known locally as 'De Fred'. This vibrant shopping street offers an excellent selection of exclusive boutiques, speciality shops, delicatessens, welcoming cafés and outstanding restaurants with inviting outdoor terraces.

The location is equally appealing for those who appreciate coastal living. Scheveningen Harbour, the beach, the dunes and several beautiful green parks are all within easy reach. Whether enjoying a leisurely walk along the coastline, an afternoon at the beach or dinner overlooking the harbour, the possibilities are endless.

A variety of museums, international schools, sports facilities and the vibrant city centre of The Hague are also conveniently accessible.

Excellent public transport connections and easy access to the A4, A12 and A13 motorways further enhance the appeal of this exceptional location.

A neighbourhood where tranquillity, architectural character, vibrant city life and coastal living come together in perfect harmony.

LAYOUT

GROUND FLOOR

The private entrance opens into a welcoming hallway, providing access to the various rooms of the apartment.

At the front of the property is the exceptionally charming living room of approximately 19.9 m². Beautiful original architectural details, including the characteristic fireplace, decorative ceiling ornaments, stained-glass windows and original sliding room dividers, create a warm and elegant atmosphere.

The living room flows naturally into the spacious open-plan kitchen and dining area of approximately 19.1 m², undoubtedly one of the highlights of this beautiful home.

The kitchen has been designed with a sophisticated contemporary aesthetic, combining premium materials with carefully considered details. The elegant composite worktop, clean architectural lines and seamlessly integrated appliances create a luxurious and timeless appearance.

The kitchen is equipped with a Siemens StudioLine oven and microwave, a BORA induction hob with integrated extraction and an abundance of practical storage space.

An inviting setting for preparing elaborate meals, entertaining guests or simply enjoying everyday life.

At the peaceful rear of the apartment are two generously proportioned bedrooms.

The principal bedroom, measuring approximately 12.7 m², features double French doors opening directly onto the rear garden. This creates a delightful connection between indoors and outdoors while allowing plenty of natural light to enter the room.

The second bedroom, approximately 10.6 m², also overlooks the garden and benefits from its own double French doors. This versatile room is perfectly suited as a children's bedroom, guest bedroom or home office.

The contemporary bathroom has been elegantly finished and features a comfortable walk-in shower, stylish vanity unit, heated towel rail and toilet.

In addition, the apartment benefits from a practical separate area for a washing machine and tumble dryer.

A DELIGHTFUL PRIVATE REAR GARDEN WITH SIDE ACCESS

One of the particularly attractive features of this residence is its lovely northeast-facing rear garden.

Offering excellent privacy, the garden provides a peaceful retreat in which to relax, enjoy outdoor dining or simply unwind.

With direct access from both bedrooms, the garden feels like a natural extension of the living accommodation, creating a pleasant indoor-outdoor connection.

The private side entrance provides additional convenience and makes this outdoor space especially practical.

A wonderful addition to the overall living experience, right in the heart of one of The Hague's most desirable residential neighbourhoods.

AN EXCEPTIONAL RENOVATION WITH ATTENTION TO DETAIL

In 2024, the apartment underwent a comprehensive and carefully executed renovation.

Premium materials, modern installations and refined finishes were thoughtfully selected throughout, while the property's original architectural charm was carefully preserved.

The apartment benefits from insulated floors and walls, as well as HR++ high-performance double glazing, significantly enhancing its overall comfort and energy efficiency.

The result is a harmonious combination of classical elegance and contemporary sophistication.

A beautifully finished residence ready for immediate occupation, without the need for extensive additional work.

KEY FEATURES

- Completely and luxuriously renovated in 2024;
- Situated in the highly desirable Geuzenkwartier and Statenkwartier;
- Elegant living room featuring original ceiling ornaments, stained-glass windows, a characteristic fireplace and original sliding room dividers;
- Spacious, luxurious open-plan kitchen with premium integrated appliances;
- Siemens StudioLine oven and microwave;
- BORA induction hob with integrated extraction;
- Elegant composite kitchen worktop;
- Two generously sized bedrooms overlooking the peaceful rear garden;
- Both bedrooms feature double French doors opening onto the garden;
- Stylish contemporary bathroom;
- Lovely northeast-facing private rear garden with its own side entrance;
- Floor and wall insulation and HR++ double glazing;
- Separate space for a washing machine and tumble dryer;
- Within easy reach of Frederik Hendriklaan, Scheveningen Harbour, the beach and the dunes;
- Excellent public transport connections and convenient access to major motorways;
- Completely move-in ready and available immediately.

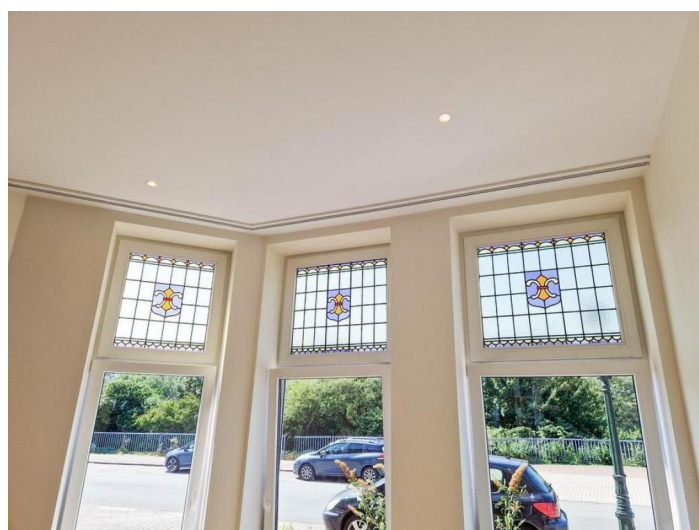
A REMARKABLE COMBINATION OF CHARACTER, LUXURY AND LOCATION

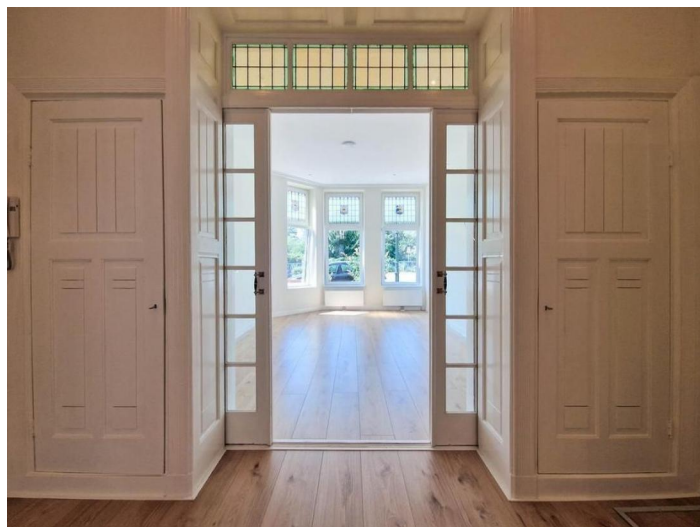
Kranenburgweg 45 is a residence where the authentic charm of a traditional Hague townhouse meets the comfort and sophistication of modern living.

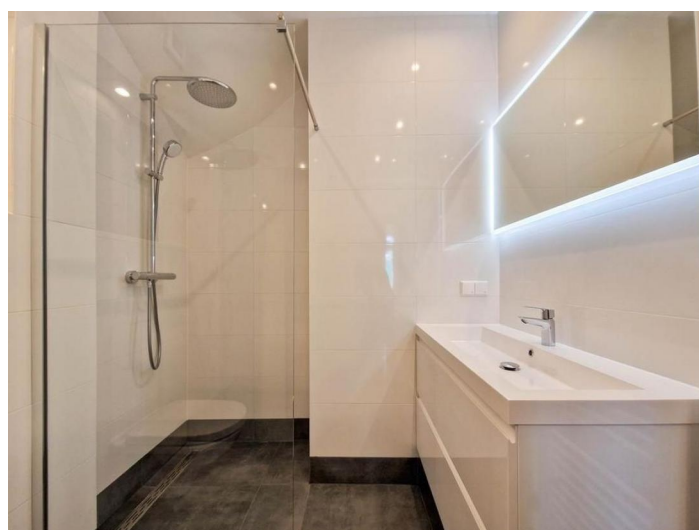
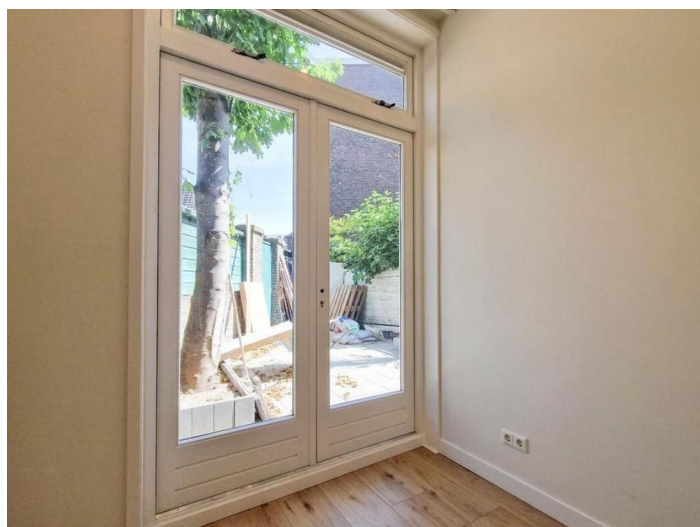
The exceptional renovation, beautifully preserved original features, thoughtfully designed layout and delightful private garden make this apartment a particularly attractive home.

An ideal opportunity for those seeking elegant, comfortable and effortless living, just moments from the vibrant Frederik Hendriklaan and the beautiful coastline of The Hague.

We warmly invite you to experience the exceptional atmosphere, character and quality of this wonderful residence during a private viewing.











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