RESIDENCE
MAKELAARS

FOR SALE



Kanonstraat 58
2514 AR Den Haag

€ 255.000 k.k.

Residence makelaars

Banstraat 1

2517 GH Den Haag

070 2400 213

info@residencemakelaars.com

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FEATURES

Price	€ 255.000 k.k.
Decoration	Partly furnished
Homeowners association costs	€ 155
Status	Available
Acceptance	Directly
Apartment type	Upper floor apartment, apartment
Bottom floor	3
Build type	Existing
Year of construction	1997
Maintenance inside	Excellent
Maintenance outside	Excellent
Particulars	Protected town view
Living surface	33m^2
Plot surface	660m^2
Volume	109m^3
Rooms	2
Bedrooms	1
Bathrooms	1
Floors	1
Energy label	A
Isolation	Fully isolated
Hot water	City heating
Heating	City heating

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Kanonstraat 58 te Den Haag (Centrum)

Geweldig appartement gelegen op de 2e etage met uitzicht over de karaktervolle Kanonstraat voorzien van energielabel A!

In dit karakteristiek pand aan de statige Kanonstraat, ooit het onderkomen van een landelijke opsporingsdienst, is nu een verfijnd wooncomplex gerealiseerd: een stijlvolle residentie met 54 exclusieve woningen, volledig tot in detail afgewerkt.

Deze bijzondere locatie combineert de dynamiek van het stadscentrum met de rust van een groene omgeving. Gelegen op steenworp afstand van het Haagse Bos biedt de omgeving een bijna parkachtige allure. Een oase van kalmte, direct grenzend aan het levendige hart van de stad. Het complex is voorzien van een beschutte binnentuin, ideaal voor een ontspannen moment in de buitenlucht.

Indeling:
Gezamenlijke entree voorzien van een bellenplateau en brievenbussen. Via de lift of trap bereikt u de 2e etage. Entree appartement, luxe, recent vernieuwde keuken die volledig is uitgerust met inbouwapparatuur: een 4-pits kookplaat, afzuigkap, inbouwoven,
Kanonstraat 58, The Hague (City Centre)

Stunning 3th floor apartment with views over the charming Kanonstraat and an Energy Label A rating!
This characterful building on the stately Kanonstraat, once home to a national investigative service, has been transformed into an elegant residential complex: a stylish residence comprising 54 exclusive apartments, finished to an exceptional standard and with great attention to detail.

This unique location combines the vibrancy of the city centre with the tranquility of a green environment. 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 Hague. The complex also features a sheltered communal courtyard garden, perfect for relaxing outdoors.

Layout
The shared entrance is equipped with an intercom system and mailboxes. The apartment can be reached via the lift or staircase and is located on the 3th floor.
Upon entering the apartment, you are welcomed by a luxurious, recently renovated kitchen fully equipped with built-in appliances, including a 4-burner cooktop, extractor hood, built-in oven, fridge-freezer combination, and dishwasher.

The kitchen opens into the living area: a bright and inviting space with large windows and charming views over Kanonstraat. The sleeping area offers ample space for a comfortable double bed. The newly renovated bathroom is fitted with a shower, washbasin, and toilet. Residents also have access to the communal garden.

Monthly Costs (Indicative)
The property has the following monthly charges:
Homeowners' Association (VvE) contribution: €155,- per month
Includes building insurance, reserve fund contributions for major maintenance, and VvE management.
Advance payment for property-related service charges: approximately €210 per month, including:
Electricity, Heating, Water, Internet & TV
Total monthly charges (excluding mortgage payments): approximately €365,- per month.

Apartment Highlights:
Located on the top residential floor with beautiful views over the centre of The Hague;
Energy Label A;

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DESCRIPTION

Part of a stylish residential complex in a characterful building on the stately Kanonstraat;
Quiet location near Haagse Bos with a park-like setting;
Within walking distance of the vibrant city centre;
Sheltered communal courtyard garden;
Accessible by both lift and staircase;
Luxury, recently renovated kitchen with built-in appliances;
Bright living area with large windows and views of Hotel Des Indes;
Optionally available furnished;
Designated project notary applies;
Well-maintained and move-in ready.

This beautifully presented, move-in-ready apartment is well worth a viewing. We warmly invite you to schedule a no-obligation tour and experience it for yourself.

PHOTOS













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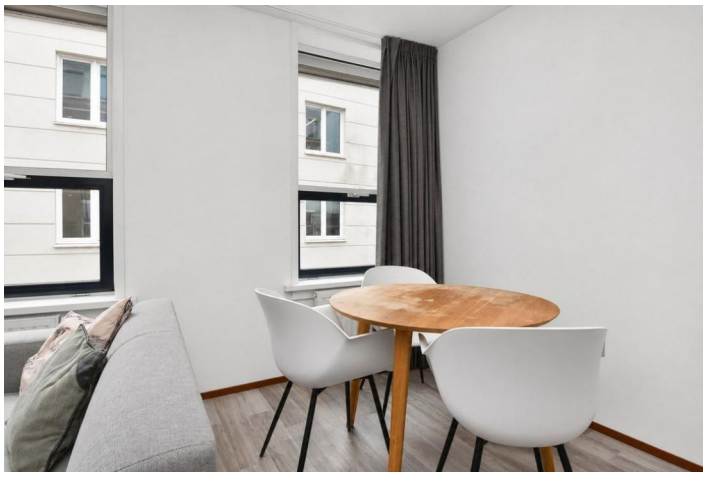
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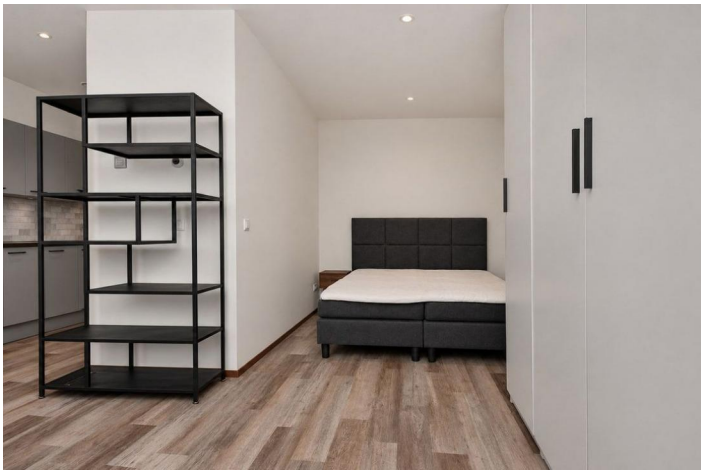












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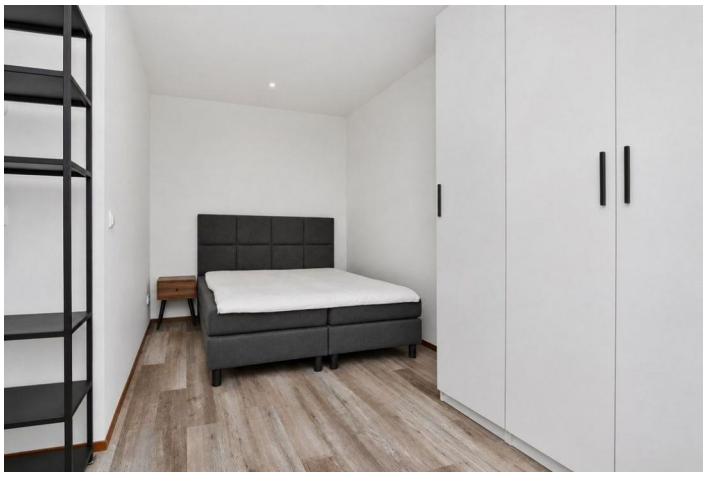
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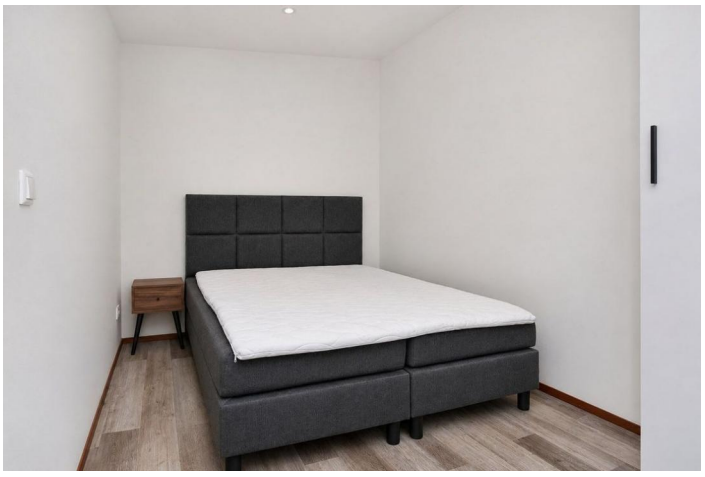
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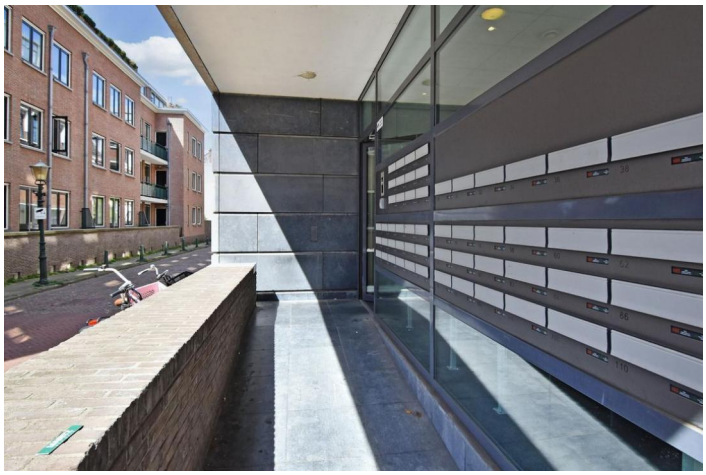
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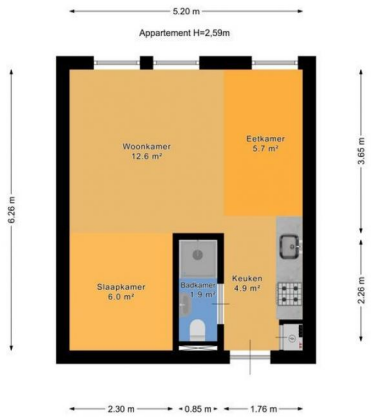
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