RESIDENCE
MAKELAARS

FOR SALE



2e Schuytstraat 110
2517 XJ Den Haag

€ 825.000 k.k. — € 3.000 p.m. ex.

Residence makelaars
Banstraat 1
2517 GH Den Haag

070 2400 213
info@residencemakelaars.com

RESIDENCE
MAKELAARS

RESIDENCE
MAKELAARS

FEATURES

Price	€ 825.000 k.k. — € 3.000 p.m. ex.
Homeowners association costs	€ 131
Status	Available
Acceptance	Directly
Apartment type	Up and downstairs house, apartment
Bottom floor	1
Build type	Existing
Year of construction	1903
Maintenance inside	Good
Maintenance outside	Good
Location	In residental area
Particulars	Protected town view, elderly accessible, special needs accessible
Living surface	140m^2
Plot surface	164m^2
Volume	558m^3
Rooms	5
Bedrooms	3
Bathrooms	1
Floors	2
Energy label	C
Isolation	Insulated glazing
Hot water	Central heating
Heating	Central heating
Furnace	Hr combi ketel (combined furnace, owned)
Garden	Backyard
Backyard	Southeast, 32m^2, 283×1129cm

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

Residence makelaars
Banstraat 1
2517 GH Den Haag

070 2400 213

info@residencemakelaars.com

RESIDENCE
MAKELAARS

Schuytstraat 110 – The Hague (Duinoord)

Character, comfort and contemporary living in the heart of the sought-after Duinoord district.

Situated on one of the most beautiful and desirable streets in the charming Duinoord neighbourhood, this beautifully maintained and tastefully finished double ground-floor apartment offers a sunny south-facing garden and an exceptional combination of authentic character and modern-day comfort.

This elegant home features a spacious living room, a luxurious open-plan kitchen, a stylish bathroom and three well-proportioned bedrooms spread over the ground and first floors.

The property enjoys a prime location just around the corner from the vibrant Reinkenstraat, renowned for its exclusive boutiques, delicatessens, cafés, restaurants and inviting terraces. The popular Frederik Hendriklaan ("De Fred"), Scheveningen Beach, the dunes, several international and local schools, sports facilities and excellent public transport connections are all within easy reach. The city centre of The Hague and major motorways are also conveniently accessible.

A truly move-in-ready home where atmosphere, space and location come together perfectly.

Layout

Ground floor

Private entrance leading to a welcoming hallway with wardrobe space, a modern floating toilet with washbasin and a practical storage cupboard.

Elegant double doors open into the impressive living and dining room of approximately 51 m^2. Beautiful ornamental ceilings, high ceilings, large windows, a stunning wooden floor and a cosy gas fireplace create a warm and sophisticated atmosphere. The generous dimensions provide ample space for both a comfortable sitting area and a large dining table.

At the rear of the property is the luxurious open-plan kitchen, finished in a timeless design and equipped with high-quality Siemens built-in appliances, including:

Refrigerator
Freezer
Combination microwave/oven
Dishwasher
Five-burner gas hob
Stainless steel extractor hood

French doors provide direct access to the beautifully landscaped, south-facing garden, where you can enjoy sunshine throughout the day.

Also located at the rear is the spacious principal bedroom with an adjoining luxury bathroom, fitted with a bathtub, walk-in shower, double washbasin with vanity unit and a second toilet.

First floor

An internal staircase leads to the first floor.

The landing offers space for a study or home office and provides access to two comfortable bedrooms of approximately 9.3 m^2 and 9.1 m^2. These versatile rooms are ideal as children's bedrooms, guest rooms, home offices or hobby rooms.

Features
Living area approximately 140 m^2
Ground-floor apartment
Private entrance
Three bedrooms
Spacious living room of approximately 51 m^2
Luxury open-plan kitchen with Siemens built-in appliances
Modern bathroom with bathtub, walk-in shower, double washbasin and second toilet
Sunny south-facing rear garden
Beautiful original ornamental ceilings
Cosy gas fireplace
Attractive wooden flooring throughout almost the entire apartment
Offered **semi-furnished (gestoffeerd)
Excellent state of maintenance
Located in the highly sought-after Duinoord district
Within walking distance of Reinkenstraat, public transport, shops, restaurants, cafés and schools
Close to Frederik Hendriklaan ("De Fred"), the beach, the dunes and The Hague city centre

The property currently has Energy Label C and offers excellent potential for further improving its energy performance. By installing a hybrid heat pump, the home can relatively easily be upgraded to Energy Label A, enhancing comfort, sustainability and long-term value.

Living in Duinoord

Duinoord has long been regarded as one of The Hague's most desirable residential neighbourhoods. Its characteristic architecture, wide tree-lined avenues, charming squares and outstanding range of amenities make it exceptionally popular with both families and expatriates. The combination of tranquillity, vibrant local life and close proximity to the beach, the city centre and numerous international organisations creates an outstanding living environment.

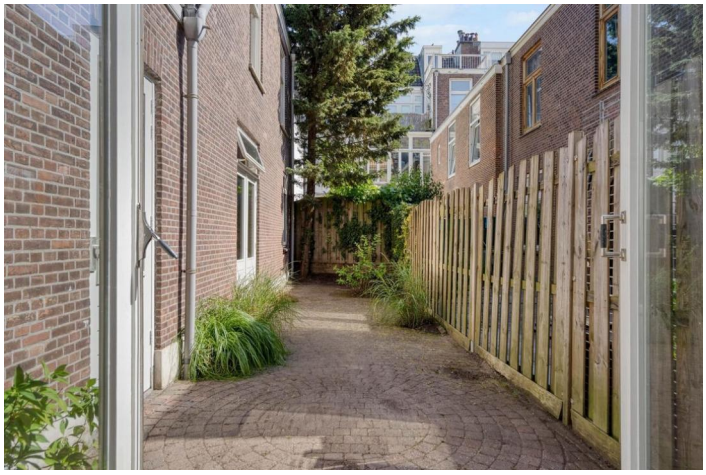
A stylish, move-in-ready apartment offering character, comfort and an exceptional location—an outstanding opportunity for anyone seeking spacious living in one of The Hague's finest neighbourhoods.

RESIDENCE
MAKELAARS

PHOTOS













Residence makelaars

Banstraat 1

2517 GH Den Haag

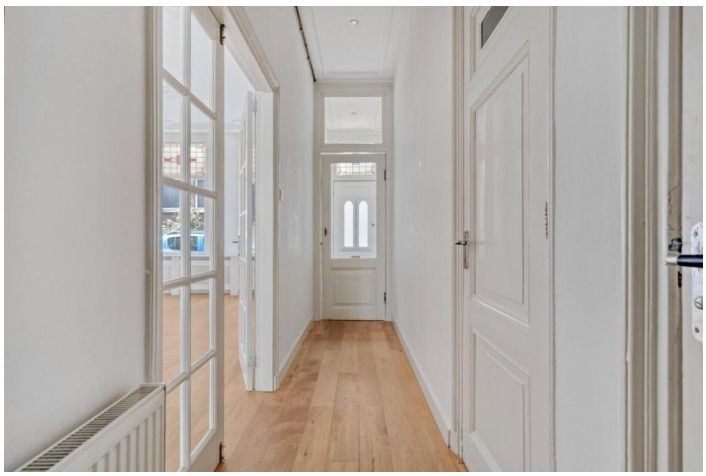
070 2400 213

info@residencemakelaars.com

RESIDENCE
MAKELAARS

RESIDENCE
MAKELAARS

PHOTOS

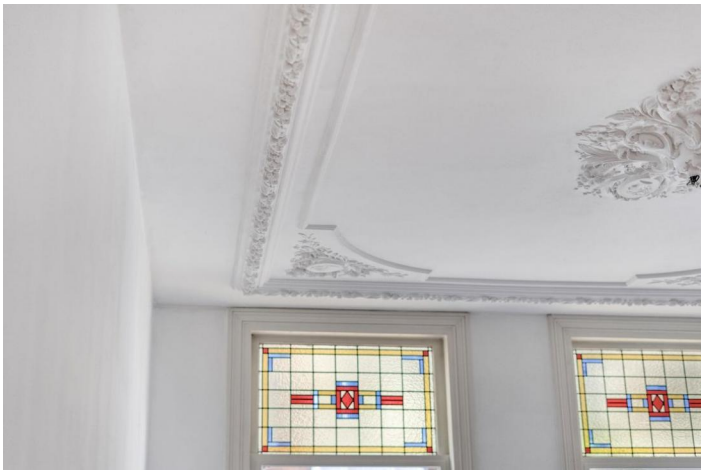












Residence makelaars

Banstraat 1

2517 GH Den Haag

070 2400 213

info@residencemakelaars.com

RESIDENCE
MAKELAARS

PHOTOS











Residence makelaars

Banstraat 1

2517 GH Den Haag

070 2400 213

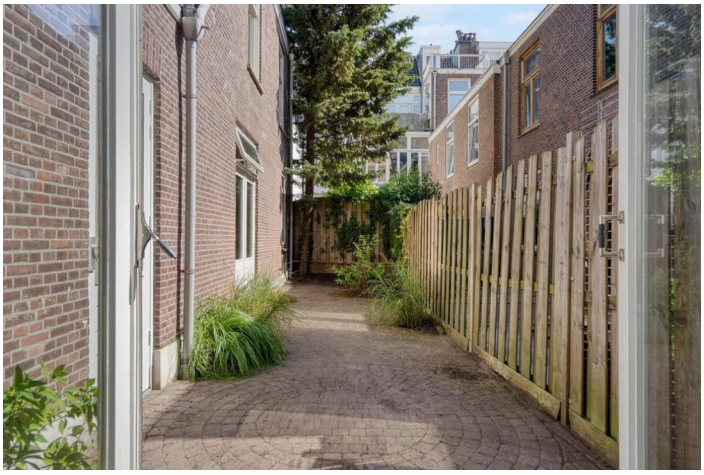
info@residencemakelaars.com

PHOTOS











Residence makelaars

Banstraat 1

2517 GH Den Haag

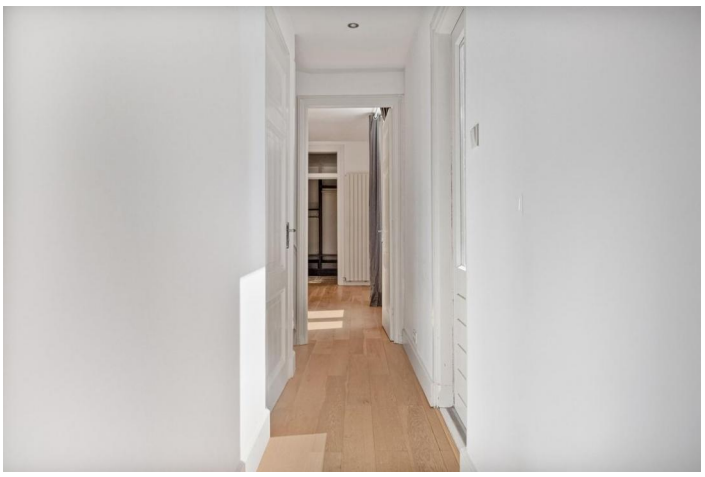
070 2400 213

info@residencemakelaars.com

RESIDENCE
MAKELAARS

PHOTOS











Residence makelaars

Banstraat 1

2517 GH Den Haag

070 2400 213

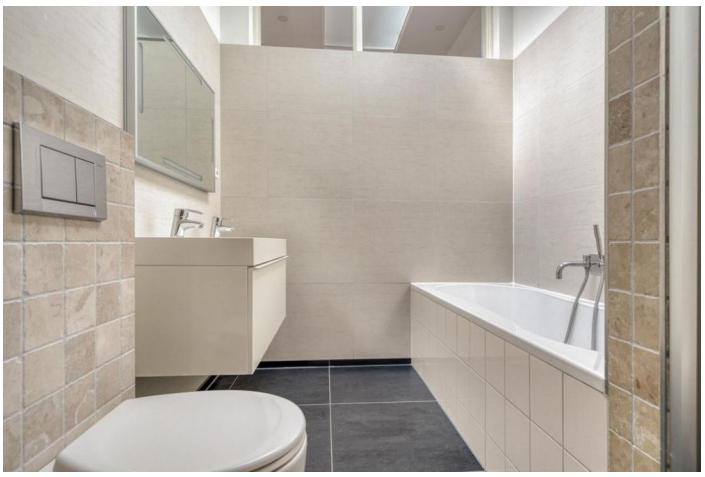
info@residencemakelaars.com

RESIDENCE
MAKELAARS

RESIDENCE
MAKELAARS

PHOTOS











Residence makelaars

Banstraat 1

2517 GH Den Haag

070 2400 213

info@residencemakelaars.com

RESIDENCE
MAKELAARS

PHOTOS











Residence makelaars

Banstraat 1

2517 GH Den Haag

070 2400 213

info@residencemakelaars.com

PHOTOS











Residence makelaars

Banstraat 1

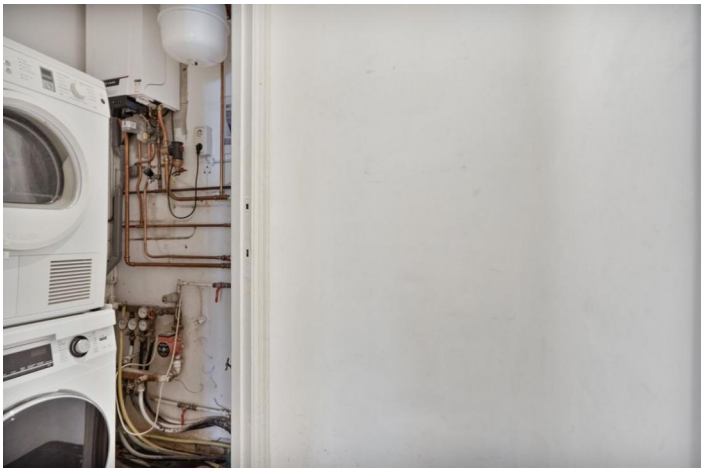
2517 GH Den Haag

070 2400 213

info@residencemakelaars.com

PHOTOS











Residence makelaars

Banstraat 1

2517 GH Den Haag

070 2400 213

info@residencemakelaars.com

RESIDENCE
MAKELAARS

PHOTOS











Residence makelaars

Banstraat 1

2517 GH Den Haag

070 2400 213

info@residencemakelaars.com

RESIDENCE
MAKELAARS

RESIDENCE
MAKELAARS

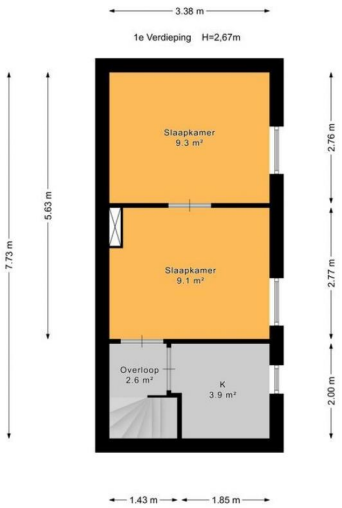
PHOTOS











Residence makelaars

Banstraat 1

2517 GH Den Haag

070 2400 213

info@residencemakelaars.com

RESIDENCE
MAKELAARS