



DEN HAAG
Valkenboskade 613



Valkenboskade 613
2563 JG Den Haag

Inleiding

LUXURY GROUND FLOOR APARTMENT IN TREES AND FLOWERS NEIGHBORHOOD THE HAGUE!

This stately 1917 apartment exudes luxury and comfort, with a perfect blend of elegance and modern amenities.

This spacious apartment has a first floor and a full living level in the basement. At the rear is a spacious garden, equipped with a luxurious canopy with outdoor kitchen.

CONDITION OF THE PROPERTY

The house was completely renovated in 2022 and 2023 and equipped with all the conveniences of our time.

Through the use of additional insulating materials, insulating glazing and a heat pump, this house has no less than an A+ label, underlining the sustainable and energy efficient features of this apartment. The floors have been completely redecorated. As a result, the rooms are very spacious and fully equipped. The luxurious finishes and high-quality materials provide a stylish look and a feeling of coming home.



Ligging en indeling

The Bomen- en Bloemenbuurt is known for its green surroundings and friendly atmosphere, ideal for those looking for a quiet living environment with all urban conveniences at your fingertips.

Around the corner is the shopping area De Fahrenheit where you can go for all your shopping and a bite to eat and a drink.

Within walking and biking distance you will find the center of The Hague, the dunes, the beach and sports facilities. There is also public transportation nearby and access to the highways via the Hubertus Tunnel is fast and efficient.



Ligging en indeling

This luxury apartment has a unique layout. On the first floor we find, among other things, an en suite bathroom, a luxury kitchen with all appliances, living room dining room and (children's) bedroom.

The basement is just as luxuriously finished as the first floor, where a luxury guest room, bathroom, toilet, study, extra lounge and wine cellar are located.

There is also a laundry room / technical room as well as a walk-in closet, which is accessible from the bedroom on the first floor with an additional spiral staircase. The finishing and insulation of this floor is of the same level as the first floor.

Kenmerken

Overdracht

Vraagprijs	€ 950.000,- k.k.
Servicekosten	€ 135,-
Aanvaarding	In overleg

Bouw

Type object	Appartement, benedenwoning
Woonlaag	1e woonlaag
Soort bouw	Bestaande bouw
Bouwperiode	1917
Dakbedekking	Bitumen
Type dak	Platdak
Isolatievormen	Dubbel glas Muurisolatie Vloerisolatie Volledig geïsoleerd

Oppervlaktes en inhoud

Gebruiksoppervlakte wonen	192,6 m ²
Inhoud	585 m ³
Oppervlakte externe bergruimte	3,1 m ²

Indeling

Aantal bouwlagen	2
Aantal kamers	6 (waarvan 4 slaapkamers)
Aantal badkamers	2

Locatie

Ligging	Aan rustige weg In woonwijk Nabij openbaar vervoer Nabij school
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Energieverbruik

Energie label	A+
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CV ketel

Warmtebron	Gas
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Kenmerken

Eigendom	Eigendom
Uitrusting	
Warm water	CV-ketel
Verwarmingssysteem	Centrale verwarming Vloerverwarming Warmtepomp
Heeft kabel-tv	Ja
Glasvezelaansluiting aanwezig	Ja
Telefoonaansluiting aanwezig	Ja
Beschikt over een internetverbinding	Ja
Heeft schuur/berging	Ja
Heeft een schuifpui	Ja
Heeft ventilatie	Ja
Vereniging van Eigenaren	
Ingeschreven bij de KvK	Ja
Jaarlijkse vergadering	Ja
Periodieke bijdrage	Ja
Reservefonds	Ja
Opstal verzekering	Ja
Kadastrale gegevens	
Eigendom	Eigen grond

Foto's



Interesse?



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