



**Groot Hertoginnelaan 47**  
**2517 EC Den Haag**

**€ 550.000 k.k.**

<b>Price</b>	€ 550.000 k.k.
<b>Homeowners association costs</b>	€ 104
<b>Status</b>	Available
<b>Acceptance</b>	In consultation
<b>Apartment type</b>	Ground floor apartment, apartment
<b>Build type</b>	Existing
<b>Year of construction</b>	1895
<b>Maintenance inside</b>	Excellent
<b>Maintenance outside</b>	Excellent
<b>Particulars</b>	Protected town view, elderly accessible, special needs accessible
<b>Living surface</b>	89m <sup>2</sup>
<b>Volume</b>	287m <sup>3</sup>
<b>Rooms</b>	3
<b>Bedrooms</b>	2
<b>Bathrooms</b>	2
<b>Floors</b>	1
<b>Facilities</b>	Mechanical ventilation, cable tv, natural ventilation
<b>Energy label</b>	C
<b>Isolation</b>	Insulated glazing, hr-glass
<b>Hot water</b>	Central heating
<b>Heating</b>	Central heating
<b>Furnace</b>	(combined furnace, owned)
<b>Garden</b>	Backyard
<b>Backyard</b>	Northwest, 50m <sup>2</sup> , 550×915cm

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Groot Hertoginnelaan 47 in The Hague (Duinoord)

Completely renovated ground floor apartment with an extension, energy label C, a luxurious open kitchen with an island, two modern bathrooms, and a beautifully landscaped garden.

The Duinoord district is undoubtedly one of the most beautiful and sought-after areas of The Hague. The neighborhood is characterized not only by its stunning architecture but also by its quiet yet highly central location, making it particularly attractive to a diverse range of residents. Within walking distance are several prestigious schools, museums, and charming shopping streets such as Reinkenstraat, Frederik Hendriklaan, and the bustling center of The Hague. Moreover, the beach and the Scheveningen harbor are just a 10-minute bike ride away, offering the ideal combination of city allure and serene surroundings.

#### Layout:

Upon entering the communal hall, one is welcomed by an elegant ambiance that leads to the entrance of the apartment. This entrance opens directly into the spacious living room, which features a modern open kitchen. The kitchen boasts a sink island with bar seating and is equipped with high-end appliances, including a cooktop with a wok burner, an extractor unit, a built-in combination oven, a large refrigerator with freezer, and a dishwasher.

From the hallway, you have access to the master bedroom, located at the rear of the apartment. This bedroom exudes comfort and tranquility and, as befits a true master bedroom, includes its own luxurious bathroom with a large bathtub, a walk-in shower, and a double sink vanity. Double doors from the bedroom lead to the expansive garden of approximately 50 m<sup>2</sup>, which is beautifully landscaped.

The second bedroom, also located at the rear with access to the garden, is ideal for use as a bedroom or office. This room also has its own modern bathroom with a walk-in shower and a sink vanity.

The carefully landscaped garden, situated to the northwest, is an oasis of tranquility and perfect for relaxation.

In the hallway, you will find a separate toilet with a washbasin and a laundry room with additional storage space.

In short, this apartment combines luxury and functionality in a stylish living environment, with each space finished with meticulous attention to detail.

#### Special features:

- Prime location! Enjoy peaceful yet central living in one of Duinoord's most beloved streets;
- Well-maintained landscaped garden;
- Beautiful timeless atmosphere with many stunning original features;
- Energy label C;
- Living area with wooden floors;
- Open kitchen with built-in appliances and sink island;
- Very well maintained both inside and out;
- Double glazing throughout;
- Located on private land;
- Updated electrical installation;
- High-efficiency central heating combi-boiler;
- Active VvE €104 per month;
- Acceptance in consultation, possible in the short term.

This stunning apartment is definitely worth a visit! Interested in this home but not yet sold your own home? We would be happy to visit you for a no-obligation valuation.



























