



**Segbroeklaan 424 D**  
**2565 EL Den Haag**

**€ 495.000 k.k.**

<b>Price</b>	€ 495.000 k.k.
<b>Homeowners association costs</b>	€ 265
<b>Status</b>	Available
<b>Acceptance</b>	Directly
<b>Apartment type</b>	Upper floor apartment, apartment
<b>Bottom floor</b>	5
<b>Build type</b>	Existing
<b>Maintenance inside</b>	Excellent
<b>Maintenance outside</b>	Excellent
<b>Location</b>	Near park, in residential area, clear view, open location
<b>Particulars</b>	Protected town view, elderly accessible, special needs accessible
<b>Living surface</b>	94m <sup>2</sup>
<b>Other surface</b>	1m <sup>2</sup>
<b>Volume</b>	280m <sup>3</sup>
<b>Rooms</b>	4
<b>Bedrooms</b>	3
<b>Bathrooms</b>	1
<b>Floors</b>	1
<b>Facilities</b>	Lift
<b>Energy label</b>	C
<b>Isolation</b>	Floor insulation, insulated glazing
<b>Hot water</b>	Electric boiler owned
<b>Heating</b>	Block heating
<b>Balcony</b>	Yes
<b>Shed</b>	Lock-up
<b>Shed facilities</b>	Electricity

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Segbroeklaan 424D in The Hague (Bomenbuurt)

ARE YOU LOOKING FOR HIGH CLASS, LUXURY AND COMFORT?

Truly beautifully renovated and redesigned in an excellent way unique 4-room apartment with private parking, private storage, elevator, spacious balcony on the sunny side (south) The apartment is located on the most beautiful part of the Segbroeklaan with a beautiful part over the park.

The house has been completely renovated with taste and use of high-quality exquisite and due to its location on the 5nd floor, it has beautiful light and a fantastic unobstructed view with lots of privacy.

The location is unique between the beach and the center of The Hague with good parking options for visitors, excellent connections with public transport and close to the main shopping streets Frederik Hendriklaan and around the corner from the popular Fahrenheitstraat.

Layout:

Central entrance with mailboxes and doorbells, hall with videophone, elevator and staircase to the 5nd floor.

Entrance apartment, hall with new meter box 10 groups with 3x earth leakage circuit breaker, luxury toilet with hand basin, spacious/living dining room.

New sliding doors to balcony (south). New Kitchen is equipped with an intrigued kettle in the tap, beautiful ambiance lighting in the cove above the cooking island and on the wall side, induction cooking (gas-free apartment).

Bedroom at the rear with 2nd bedroom located next to it with access to the 2nd balcony and from the hall there is a space for washing machine and dryer, very luxurious bathroom with walk-in shower, equipped with rain shower and hand shower, luxury built-in taps, beautiful sink and design radiator.

3rd spacious bedroom at the front. The apartment has its own storage room at the ground floor of the building and also a private parking space.

Particularities:

- The photos are of a similar renovated apartment. The front bedroom is still open but can easily be closed off.
- Lovely location!
- Nice unobstructed view front and back
- Living area approx 94m<sup>2</sup> see floor plans
- Renovated using high quality materials
- Beautiful tiling and beautiful oak parquet floors with 10 db insulation
- Active and healthy VvE, contribution € 265,- per month.
- Entirely double glazing
- Elevator
- All rooms are equipped with dimmers
- Double doors to the living room
- Hall & living room are equipped with beautiful wall lamps and ceiling lighting
- All doors have been raised to 230cm, this provides more space in the complex
- Completely new electrical installation
- Luxurious kitchen and bathroom
- Excellent parking options in front of the door for visitors
- Storage room on the ground floor
- Delivery immediately turn key.





















