



**Pisuissestraat 383**  
**2553 BL Den Haag**

**€ 335.000 k.k.**

<b>Price</b>	€ 335.000 k.k.
<b>Homeowners association costs</b>	€ 228
<b>Status</b>	Available
<b>Acceptance</b>	In consultation
<b>Apartment type</b>	Apartment w/ access balcony, apartment
<b>Bottom floor</b>	5
<b>Build type</b>	Existing
<b>Year of construction</b>	1972
<b>Maintenance inside</b>	Excellent
<b>Maintenance outside</b>	Excellent
<b>Location</b>	Near edge of forest, near park, in residential area, clear view, in forest area
<b>Particulars</b>	Elderly accessible, special needs accessible
<b>Living surface</b>	70m <sup>2</sup>
<b>Volume</b>	231m <sup>3</sup>
<b>Rooms</b>	3
<b>Bedrooms</b>	2
<b>Bathrooms</b>	1
<b>Floors</b>	1
<b>Facilities</b>	Mechanical ventilation, cable tv, lift, natural ventilation
<b>Energy label</b>	F
<b>Isolation</b>	Insulated glazing, partial insulated glazing, hr-glass
<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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Pisuissestraat 383 in The Hague

Looking for peace, class, and comfort?

This truly stunning and uniquely reconfigured 3-room apartment offers everything you need. The apartment features a new luxurious kitchen and bathroom, two bedrooms, a spacious terrace facing the sunny southwest, a private storage room, and two elevators. Located in the most beautiful part of Pisuissestraat, you can enjoy a gorgeous, unobstructed view of greenery from both the front and back of the property.

The apartment has been fully renovated with great attention to detail and the use of high-quality materials. Its location on the 5th floor provides beautiful natural light and breathtaking views, with ample privacy.

The location is ideal, positioned between the beach of Kijkduin and park Ockenburgh. You will find excellent visitor parking and convenient public transport connections, including a direct tram to the center of The Hague right at your doorstep. Additionally, the apartment is close to major highways leading to Amsterdam and Rotterdam, as well as several shopping centers (Alphons Diepenbrockhof, Loosduinen Shopping Center, and the newly renovated, covered Kijkduin Shopping Center).

#### Layout:

Central entrance with mailboxes and doorbell panel, hallway with video intercom, elevators, and staircase leading to the 5th floor. Apartment entrance with hallway and new electrical panel. Through a stylish black door, you enter the living/dining room, which provides access to the spacious, sunny terrace (southwest) with unobstructed views of park Ockenburgh.

The luxurious open L-shaped kitchen is equipped with Siemens built-in appliances, including a fridge-freezer, dishwasher, combi oven/microwave, and induction cooktop (gas-free apartment).

The first spacious bedroom is located at the rear and features an alcove for a full-width built-in wardrobe. The bright second bedroom at the front offers a beautiful view of the water. The luxurious bathroom includes a large walk-in shower (120x90 cm) with a rain shower and handheld shower, sleek (Grohe) built-in faucets, a stunning sink, designer radiator, and a wall-mounted toilet with concealed tank (also by Grohe). The hallway also provides access to the laundry room for a washing machine and dryer.

The apartment also includes a private storage room within the building.

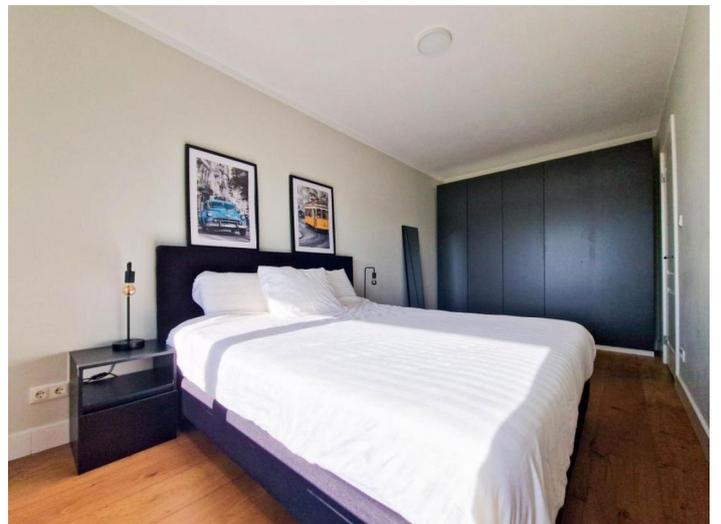
#### Key features:

- Fantastic location;
- Stunning unobstructed views from both the front and back;
- Recently renovated with high-quality materials;
- The energy label is outdated, a new one has been requested.
- Beautiful tile work and oak parquet floors with 10db sound insulation;
- Hallway and living room fitted with ceiling lights and dimmable spotlights;
- Raised and widened doors for a more spacious feel;
- Fully updated electrical system and plumbing;
- Luxurious kitchen and bathroom;
- Spacious storage room with electricity;
- Living area approx. 70m<sup>2</sup>;
- Active and healthy Homeowners' Association (VvE), contribution €227.70 per month;
- Excluding €100 advance payment for heating and water (actual costs for Jan-Dec 2023 only €177.65);
- Sustainability plan Homeowners Association: installation of HR++ glass and cavity wall insulation.
- Two spacious elevators;
- Excellent parking facilities;

- Freehold property;
- Delivery in consultation, quick delivery possible.

This stunning apartment is definitely worth a viewing! You are warmly invited for a no-obligation visit.

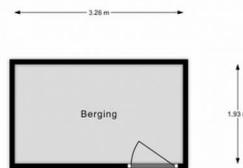












Piuissestraat 383, Den Haag | Berging H = 2.58 m