



**Gentsestraat 135**  
**2587 HN Den Haag**

**€ 1.650.000 k.k.**

<b>Price</b>	€ 1.650.000 k.k.
<b>Decoration</b>	Partly furnished
<b>Status</b>	Sold
<b>Acceptance</b>	In consultation
<b>House type</b>	Town house, terraced house
<b>Build type</b>	Existing
<b>Year of construction</b>	1912
<b>Maintenance inside</b>	Excellent
<b>Maintenance outside</b>	Excellent
<b>Location</b>	Near park, in residential area
<b>Particulars</b>	Protected town view
<b>Living surface</b>	227m <sup>2</sup>
<b>Plot surface</b>	215m <sup>2</sup>
<b>Other surface</b>	13m <sup>2</sup>
<b>Volume</b>	1.068m <sup>3</sup>
<b>Rooms</b>	8
<b>Bedrooms</b>	5
<b>Bathrooms</b>	2
<b>Floors</b>	3
<b>Facilities</b>	Alarm, glass fiber, solar panel
<b>Energy label</b>	C
<b>Isolation</b>	Roof insulation, wall insulation, floor insulation, partial insulated glazing
<b>Hot water</b>	Central heating
<b>Heating</b>	Central heating
<b>Furnace</b>	Combi ketel (2020, combined furnace, owned)
<b>Balcony</b>	Yes
<b>Garden</b>	Backyard, frontyard
<b>Backyard</b>	South, 65m <sup>2</sup> , 650×1000cm

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Gentsestraat 135 in The Hague – Belgisch Park

New for sale

Seize this unique opportunity and be surprised by the elegant luxury and timeless allure of this extraordinary home!

This beautiful mansion, located on one of the most prestigious streets of the Belgisch Park, offers a rare opportunity to live in pure luxury and style. The house has been completely renovated with an eye for detail and the use of the best materials, while retaining both the comfort of modern technology and the charm of original details.

With a beautiful front and back garden facing south, surrounded by peace and greenery, and yet a stone's throw from the beach, the dunes and the lively shops of the Stevin and Gentsestraat, this family home is a true oasis of peace and refinement in one of the most sought-after neighborhoods of The Hague.

Situated in the beloved Belgisch Park, this mansion is within walking and cycling distance of the dunes and the beach. The cozy neighborhood shops, restaurants and boutiques of the Stevin- and Gentsestraat are just around the corner, as well as excellent schools and public transport connections. This makes the home perfect for families who want to enjoy the best that The Hague has to offer.

Layout & Features:

Upon entering you are welcomed by a stylish hallway, with beautifully restored original details such as stained glass windows, panel doors with facet cut windows and ornate ornamental ceilings that emphasize the grandeur of this home. With a ceiling height of no less than 3.85 meters, this home breathes space and light, perfect for modern families who appreciate style and comfort.

The living/dining room ensuite is an inviting and atmospheric space, equipped with a gas fireplace that can be found in both the living/dining room and the master bedroom, for extra warmth and coziness on cold winter evenings. The spacious, sunny backyard has been designed by a landscape architect and equipped with stylish garden lighting, ideal for relaxing summer evenings with family and friends. This low-maintenance garden facing south catches sunlight all day long and offers plenty of privacy. There is also a veranda with all the preparations for an outdoor kitchen and outdoor shower.

High-quality renovation:

The house has been completely renovated under architecture by Euroconstruct, where a perfect balance has been found between authentic details and modern luxury. From floor insulation, roof insulation and mostly double glazing to solar panels, this home is optimally insulated and has a favorable energy label B. The basement, a unique asset, is spacious and dry with a tiled floor and equipped with racks, making it perfect for storage.

The Arlinea kitchen is a true masterpiece of design and functionality. Equipped with high-quality Miele appliances, including a steam oven, combi oven, warming drawer, dishwasher, refrigerator, a gas stove and an extra wide worktop, this kitchen offers everything a modern chef could wish for. The open layout makes it the perfect place to cook and entertain.

The home has two luxury bathrooms and three separate (hanging) toilets, all finished with high-quality materials and equipped with modern sanitary facilities. The five spacious bedrooms offer enough space for a family or guests, and the custom-made built-in wardrobes ensure perfectly organized storage space. The master bedroom, with a freestanding bath and its own gas fireplace, creates an intimate and relaxing atmosphere.

Special features:

- Prime location in the Belgian park
- Very good atmosphere in the house
- Finishing level of the entire house is very high-quality
- Solar panels for sustainable energy
- Energy label B unique for a mansion built in 1912
- Advanced security with alarm and camera system
- Perpetual leasehold bought off
- Separate laundry room
- Luxurious, custom-made built-in wardrobes
- High ceilings of 3.85 meters, for a generous feeling of space
- Large basement for ample storage and other spaces for maximum living comfort
- Lovely garden facing south
- Delivery in consultation.

Gentsestraat 135 is a mansion of rare class, where style, comfort and location come together in a unique living sensation. This fully renovated and perfectly maintained property offers an unparalleled living experience in a prime location. With its exceptional finish, spacious layout and modern amenities, this house is a dream come true for every discerning buyer.

We are proud to be able to sell this special object and would like to invite you for a no-obligation viewing. Selling your own home first? We would be happy to advise you on the selling price.

























