



Van Stolkweg 19
2585 JM Den Haag

€ 1.980.500 k.k.

Price	€ 1.980.500 k.k.
Decoration	Partly furnished
Homeowners association costs	€ 573
Status	Available
Acceptance	In consultation
Apartment type	Ground floor apartment, apartment
Bottom floor	1
Build type	Existing
Year of construction	1990
Maintenance inside	Excellent
Maintenance outside	Excellent
Location	Near edge of forest, near park, in residential area, clear view, sheltered location, in forest area
Particulars	Protected town view, elderly accessible, special needs accessible
Living surface	234m ²
Plot surface	2.733m ²
Volume	728m ³
Rooms	5
Bedrooms	3
Bathrooms	2
Floors	1
Facilities	Mechanical ventilation, alarm, cable tv, outside sun screen, lift, sliding door, glass fiber, solar panel
Energy label	A
Isolation	Roof insulation, wall insulation, floor insulation, fully isolated, hr-glass
Hot water	Central heating
Heating	Central heating
Furnace	Remeha cw5 calenta ace hr ketel (2023, combined furnace, owned)
Garden	Garden all round
Shed	Lock-up
Shed facilities	Electricity
Garage type	Car park, parking spot

Sizes

14m², 275×525

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Van Stolkweg 19, The Hague – Van Stolkpark

New to the market - Rare property

Discover this exceptional apartment that perfectly combines the charm of a detached villa with a garden and the conveniences of a modern, ground-floor, well-insulated apartment. This spacious 5-room ground-floor apartment spans an impressive 234 m² and features a garden surrounding the property with multiple sunny terraces, ideal for enjoying the sun from morning to evening. Located in the picturesque Van Stolkpark, this home offers a unique blend of comfort and elegance, surrounded by a beautiful green environment and characteristic villas.

Location and Surroundings:

This apartment is just a stone's throw from the lively coastline of Scheveningen and the beach, providing the perfect balance between tranquility and urban amenities. Nearby, you'll find charming shopping streets like Frederik Hendriklaan, Bankaplein, Keizerstraat, and Gentsestraat, where a wide variety of boutiques, cafés, and restaurants await. Here, you can experience the luxury of outdoor living without compromising on city comfort.

Architecture and Comfort:

Residence Van Stolkpark, built in 1990, is a small-scale complex featuring modern architecture that harmoniously fits with the surrounding villas. The property is equipped with all conceivable luxury and comfort, including two bathrooms, a private parking space in the basement with an electric vehicle charger, an elevator, spacious storage, and a video intercom system. This apartment is move-in ready and requires no further investments, making it a rare find in this sought-after area.

Ground Floor:

Upon entering the entrance hall, you'll find a doorbell panel and video intercom. A second hall provides access to the elevator and stairs. The apartment is located on the ground floor.

Apartment Layout:

A spacious hall with double doors leads you to the very generous living/dining room, which features a beautiful and sunny L-shaped terrace facing west—perfect for enjoying the afternoon and evening sun. The expansive living area is playfully divided into a comfortable seating area, dining area, and a luxurious open Mandemakers kitchen, equipped with a hardstone countertop and modern Miele appliances, including a steam oven, warming drawer, refrigerator, dishwasher, wine climate cabinet, Quooker tap for hot and sparkling water, a 90 cm oven with a 5-burner stove including a teppanyaki plate, freezer, and microwave in the utility room. The living room is further equipped with electric sunscreens on the outside for extra comfort and privacy.

In the hallway, you'll find a luxurious separate toilet with a Villeroy and Boch automatic flush toilet, wall-mounted toilet, and washbasin, as well as a guest bathroom with its own toilet, walk-in shower, and vanity unit.

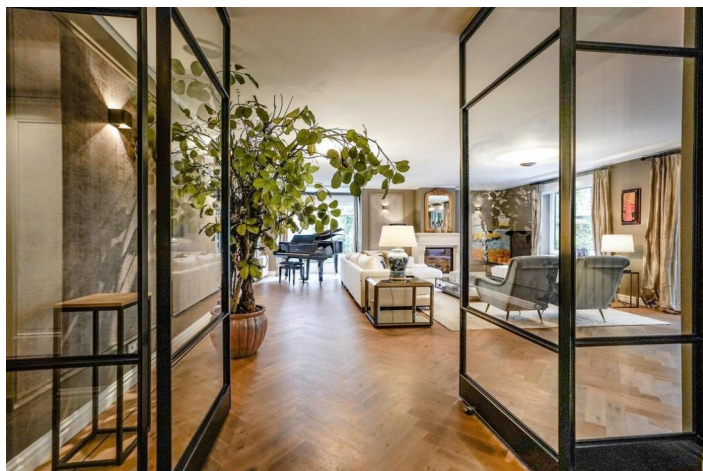
The master bedroom is spacious and features a luxurious bathroom with a walk-in shower, double sink, freestanding bath, and a third toilet.

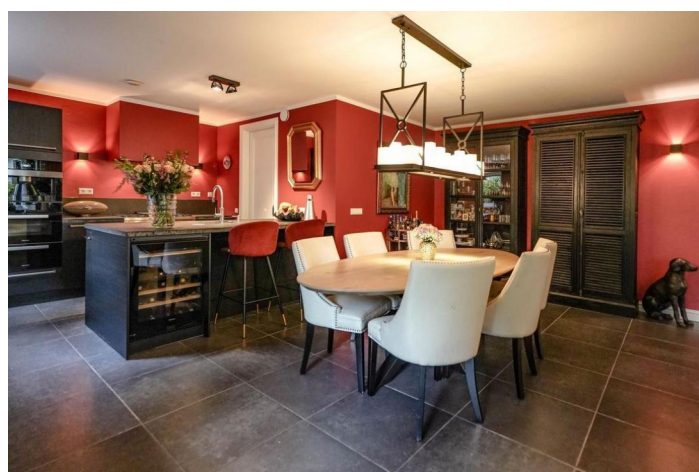
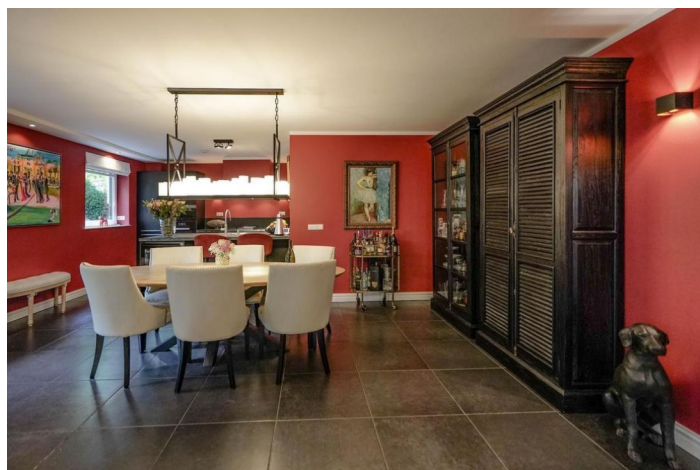
The second bedroom, currently used as a children's room, offers double doors to the conservatory, which now functions as a gym, with windows overlooking the generous terrace and the garden facing southeast. The third bedroom is perfect as a guest or office room, highlighting the versatility of this apartment. Double doors lead to a large terrace facing south, where you can enjoy the afternoon sun and views of the well-maintained garden of the complex.

Special Features:

- Prime location in the heart of the very exclusive Van Stolkpark. Quietly situated yet within walking distance of the lively Frederik Hendriklaan.
- Freehold property.
- Complete renovation in 2023 with luxury materials.
- Oak herringbone parquet flooring with border throughout the apartment.
- Fireplace.
- Three spacious bedrooms.
- Ample custom wardrobes, a cloakroom, and a generous walk-in closet.
- Two luxurious bathrooms.
- Private parking space with charger for electric cars in the parking garage.
- Protected cityscape.
- Sunny terraces facing east, south, and west, with even a private playground for children.
- Large park-like garden, maintained by the homeowners' association.
- Active homeowners' association with a monthly fee of €507.34 for the apartment, €26.45 for the parking space, and €26.45 for storage.
- Renovation of the entire stairwell in 2009.
- Major maintenance of the complex in 2011, worth €316,000 (including facade, roof, and painting work).
- The apartment was fitted in 2023 with a new high-efficiency combi boiler, HR++ glass, facade insulation, and solar panels for common areas.
- Energy label A.
- Video intercom and alarm system with camera surveillance.
- Luxury kitchen with Miele appliances.
- Underfloor heating in the bathroom.
- Hydrophore system for optimal water pressure.
- Spacious storage.
- Lifetime home.
- For dimensions, see the floor plans.
- Handover in consultation.

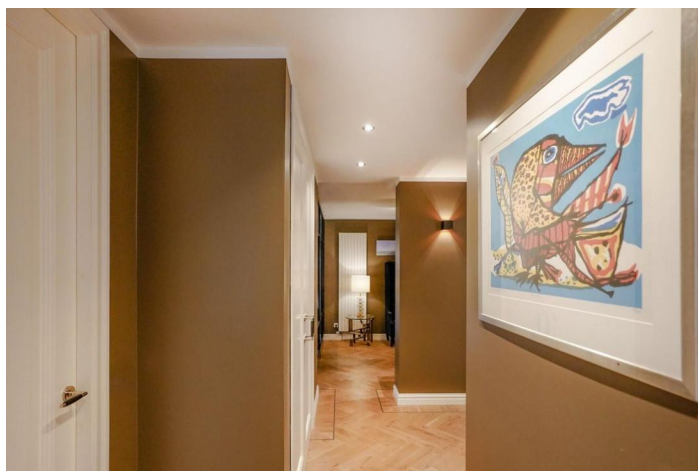
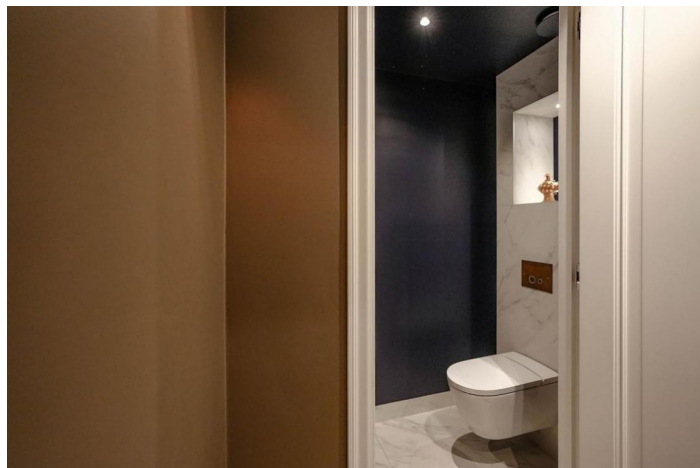
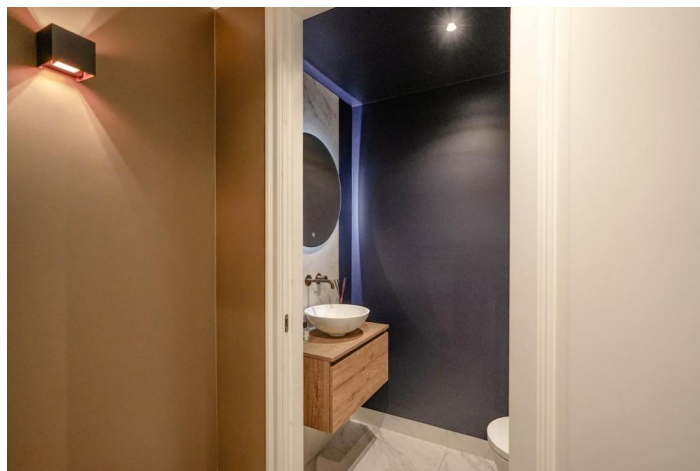
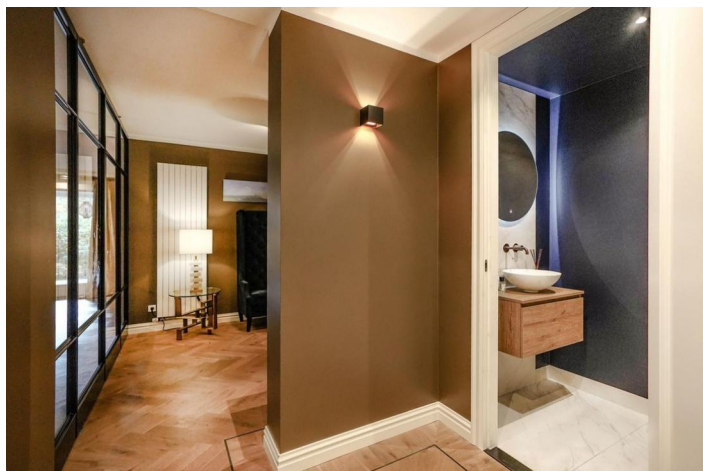
This apartment offers not only exceptional living space but also an excellent location and numerous amenities. It is the perfect place for those seeking comfort and luxury in a green, tranquil environment. A unique opportunity to acquire your dream home!

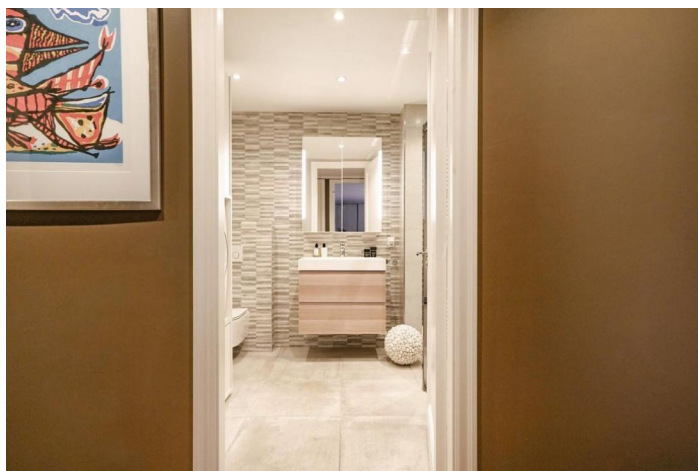
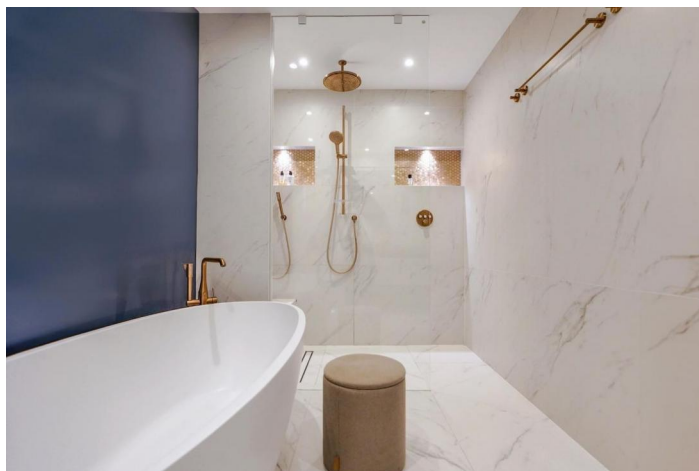


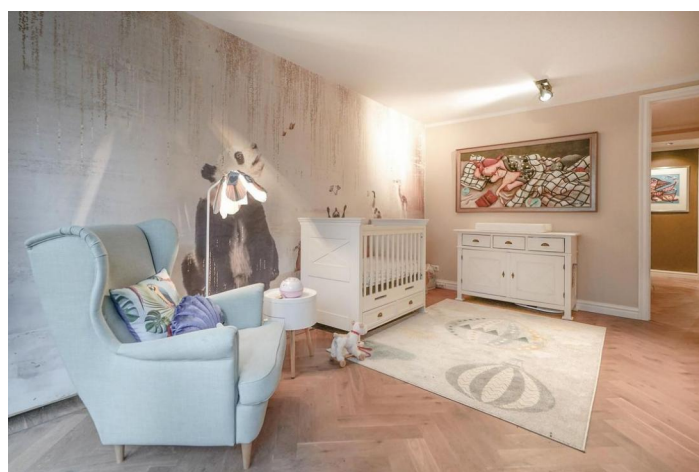
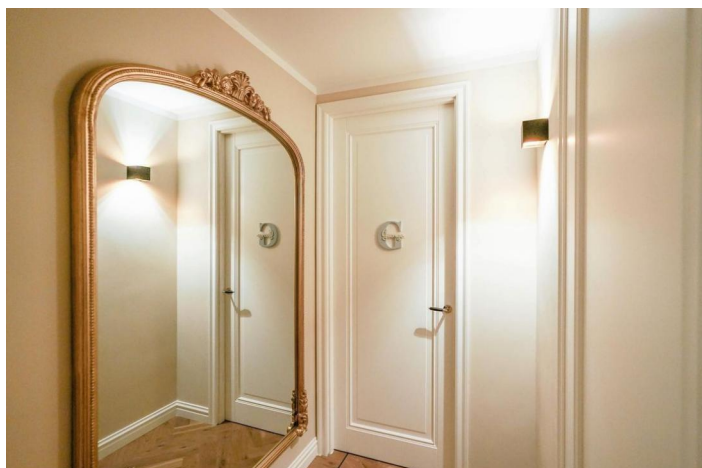


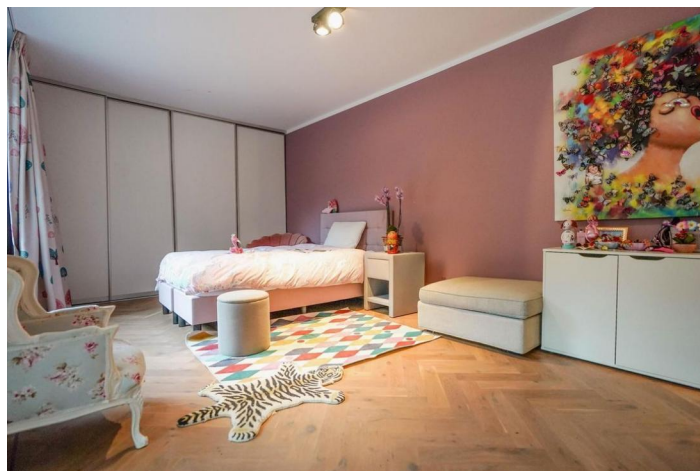
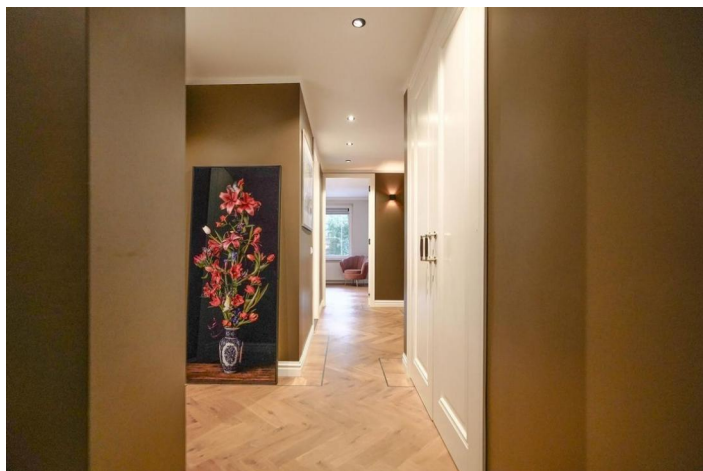










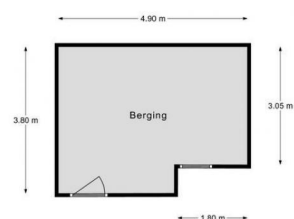




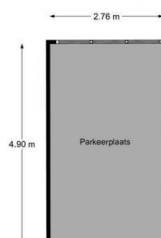




Van Stolkweg 19, Den Haag | Begane grond H = 2.53 m



Van Stolkweg 19, Den Haag | Berging



Van Stolkweg 19, Den Haag | Parkeerplaats