



Conradkade 58
2517 BR Den Haag

€ 1.480.000 k.k.

Price	€ 1.480.000 k.k.
Decoration	Partly furnished
Status	Available
Acceptance	In consultation
House type	Town house, terraced house
Build type	Existing
Year of construction	1919
Maintenance inside	Excellent
Maintenance outside	Excellent
Location	Clear view, open location
Particulars	Protected town view
Living surface	323m ²
Plot surface	166m ²
Other surface	12m ²
Volume	1.274m ³
Rooms	9
Bedrooms	7
Bathrooms	3
Floors	4
Facilities	Solar panel
Energy label	A
Isolation	Roof insulation, wall insulation, floor insulation, insulated glazing, fully isolated
Hot water	Central heating, electric boiler owned
Heating	Central heating
Furnace	Hr ketel (2012, combined furnace, owned)
Balcony	Yes
Garden	Backyard
Backyard	Northeast, 69m ² , 660×1039cm

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Conradkade 58 in The Hague - Koningsplein en omgeving

New on the market

This stunning and impeccably maintained four-story townhouse is a true gem in the city, offering a perfect blend of luxury, space, and historical charm. With six spacious bedrooms, three bathrooms, four toilets, a cellar, a beautiful backyard, and a delightful rooftop terrace, this is the ideal home for a family seeking the best.

Ground Floor - Height 3.0 m:

Upon entering the elegant entrance portal, visitors are greeted by a sophisticated hall featuring an impressive staircase. The ground floor includes a modern toilet, access to the (dry) cellar with standing height, a living room en suite, and a dining room with French doors leading to the garden. The semi-open modern kitchen is perfectly equipped for culinary enthusiasts.

First Floor - Height 3.5 m:

This floor features two generous bedrooms, each with its own open bathroom—one equipped with a bathtub—and both with underfloor heating. There is also a cozy reading room, perfect for relaxation.

Second Floor - Height 2.9 m:

This floor offers a spacious landing, an extra toilet, and a modern bathroom with a double shower and underfloor heating. Here, you'll find two additional spacious bedrooms, one of which is set up as a home office, both with access to a balcony.

Third Floor - Ridge Height 4.5 m:

This floor houses two generous bedrooms and a multifunctional living space, with access to a spacious rooftop terrace that invites you to enjoy the sun and the view.

Outdoor Space:

The sheltered backyard of approximately 70 m² is an oasis of tranquility and privacy, designed by an architect, where one can enjoy the sun from morning coffee to evening drinks. The rooftop terrace of 10 m², furnished with a luxurious lounge set, offers a magnificent view of the Peace Palace and the city.

Sustainability:

With an energy label A and an annual consumption of 1540 m³ gas and approximately 2500 kWh electricity, the property is not only energy-efficient but also future-proof. The 12 solar panels generate about 3700 kWh per year. The home is further equipped with roof, facade, and floor insulation, HR++ glass, and a high-efficiency boiler + ITHO 200-liter charging boiler.

Renovation:

In 2012, the house underwent a thorough renovation, restoring all original elements. New plumbing, electrical systems, and a modern central heating installation ensure comfort and efficiency. The wooden herringbone parquet floors and carpeting on the upper floor contribute to the luxurious appearance.

Ideal Location:

Situated in a quiet, green oasis with privacy, this home offers a strategic location in relation to the city and the beach. Just a short walk from the vibrant Reinkenstraat (Duinoord), Weimarstraat (Regentessekwartier), and Prins Hendrikstraat (Zeeheldenbuurt), featuring numerous shops, restaurants, and cozy terraces. The neighborhood is centrally located and well-connected by public transport, with stops just a one-minute walk away.

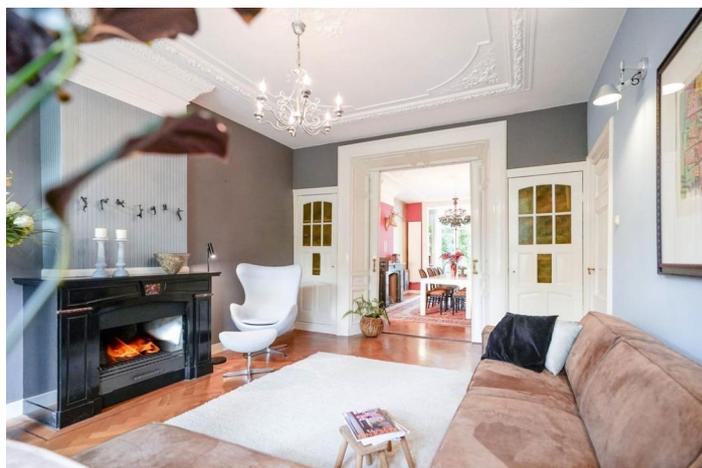
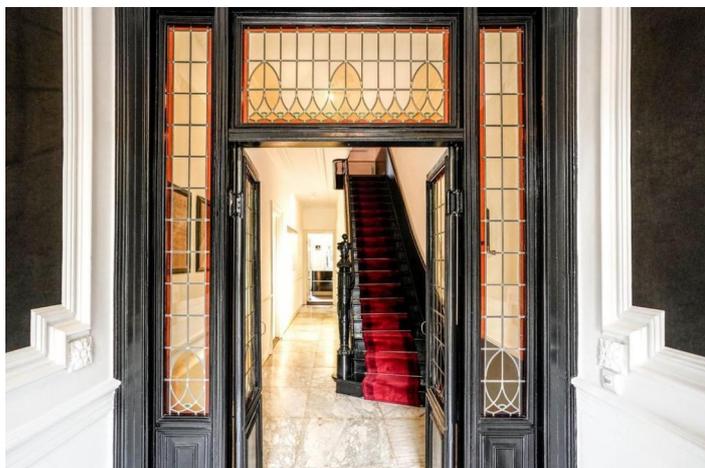
Families will find plenty of play opportunities in the immediate area. This unique property offers the perfect combination of space, luxury, and an ideal location, making it a true dream for any city dweller.

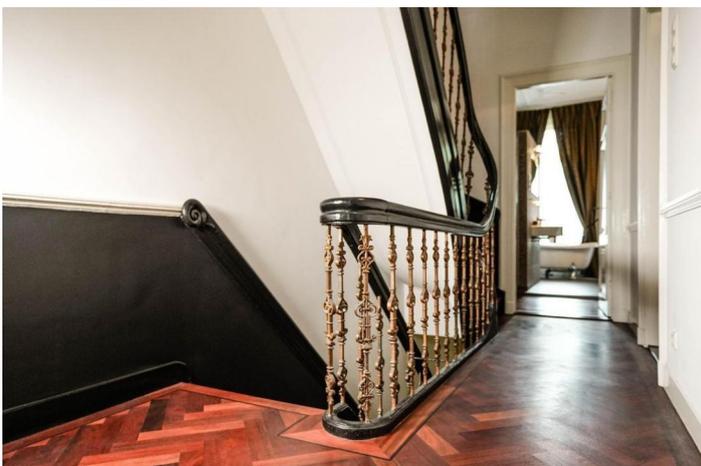
General Features:

- Prime location, quietly situated along a canal yet very central.
- Move-in ready and in excellent condition.
- A spacious, four-story characteristic townhouse with the charm of yesteryear and the convenience of today.
- Preserved historical elements such as high ceilings with ornaments, en suite separations, and authentic stained glass windows (set in double glazing).
- Ample parking options; permit for the first parking space €93.80 per year and for the second €327.70.
- Own land: 166 m²; Living area: 312 m²; Additional enclosed space (cellar): 10 m²; Building-related outdoor space: 19 m²; Estimated gross volume: 1166 m³.
- Delivery in consultation.











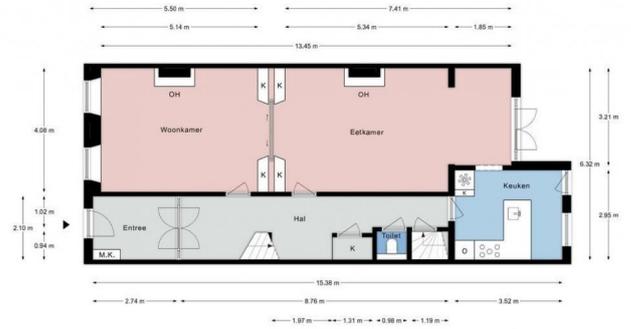








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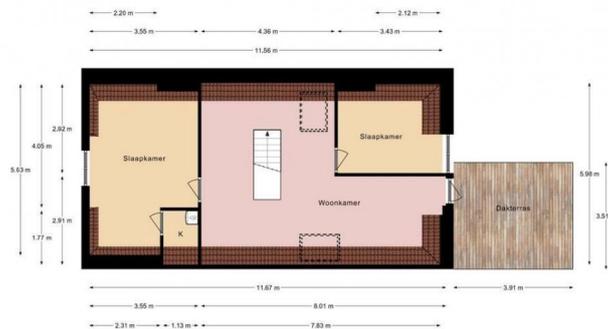
Conradkade 58, Den Haag | Begane grond H = 3.03 m



Conradkade 58, Den Haag | 1e verdieping H = 3.53 m



Conradkade 58, Den Haag | 2e verdieping H = 2.92 m



Conradkade 58, Den Haag | 3e verdieping H = 4.23 m (NOK)