



**Boslaan 377**  
**2594 NJ Den Haag**

**€ 695.000 k.k.**

<b>Price</b>	€ 695.000 k.k.
<b>Decoration</b>	Partly furnished
<b>Homeowners association costs</b>	€ 653
<b>Status</b>	Available
<b>Acceptance</b>	Directly
<b>Apartment type</b>	Penthouse, apartment
<b>Bottom floor</b>	12
<b>Build type</b>	Existing
<b>Year of construction</b>	1979
<b>Maintenance inside</b>	Excellent
<b>Maintenance outside</b>	Excellent
<b>Location</b>	Near edge of forest, in town center, clear view, open location, in forest area
<b>Particulars</b>	Protected town view, elderly accessible, special needs accessible
<b>Living surface</b>	140m <sup>2</sup>
<b>Other surface</b>	4m <sup>2</sup>
<b>Volume</b>	457m <sup>3</sup>
<b>Rooms</b>	4
<b>Bedrooms</b>	2
<b>Bathrooms</b>	1
<b>Floors</b>	1
<b>Facilities</b>	Cable tv, lift
<b>Energy label</b>	E
<b>Isolation</b>	Roof insulation, insulated glazing
<b>Hot water</b>	Central supply
<b>Heating</b>	Block heating
<b>Balcony</b>	Yes

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Boslaan 377, The Hague – Bezuidenhout

Have you always dreamed of a spacious penthouse where you can enjoy both the city and the lush, royal surroundings?

From the moment you step into this impressive apartment, it immediately feels like 'home'. The large windows and breathtaking, unobstructed views ensure that even on a rainy day, this apartment retains its sparkling charm.

The penthouse boasts a prime location on the edge of the Haagse Bos, an area known for its many walking and cycling routes. The beach and the sea are less than a 10-minute bike ride away, offering the best of both nature and urban convenience. Shops, sports clubs, and restaurants are all within close proximity.

This stunning penthouse features a beautiful living room spanning the entire width of the apartment, with panoramic views over the Haagse Bos and, in the distance, the dunes and the coast. Two spacious bedrooms and a large 51 m<sup>2</sup> terrace facing southwest offer an ideal setting for peaceful enjoyment of the skyline of The Hague and the natural beauty of the Haagse Bos.

On the ground floor of the complex, there is a recently renovated, luxury enclosed entrance with mailboxes, an intercom system, and a video intercom. From the entrance, you can access the hallway with both an elevator and a staircase, where the caretaker's office is also located.

The penthouse is situated on the 12th floor.

Layout:

Upon entering the apartment, you are greeted by a spacious and welcoming hall. This hall provides access to almost all rooms and includes a cloakroom and a guest toilet with a washbasin.

The tour continues into the expansive living/dining room, which stands out for its phenomenal view and the beautiful natural light streaming in through the large windows. From every room in the apartment, you can enjoy an impressive view of the Haagse Bos, where the changing seasons can be fully appreciated. These views inspire and bring tranquility, no matter the time of day.

From the living/dining room, you can access both the study and the practically designed kitchen, which is equipped with plenty of cabinet space and high-quality built-in appliances.

The bedrooms are located on the right side of the building. The master bedroom features a spacious walk-in closet and, like the other rooms, offers stunning, unobstructed views. The dimensions of the rooms are generous; please refer to the floor plans for detailed measurements. The large bathroom includes a walk-in shower, a toilet, and a stylish vanity unit.

Just around the corner, you'll find the popular Theresiastraat, with its lively terraces, boutique shops, supermarkets, and various specialty stores. The center of The Hague and the Central Station are also nearby. Looking for a refreshing morning walk? The beautiful Haagse Bos is conveniently located right across from the apartment. Additionally, within minutes, you can reach the A4 and A12 highways, leading to Amsterdam, Utrecht, and Rotterdam. In short, this is a fantastic location to live and enjoy the best of The Hague.

There are two parking spaces available in the underground garage, priced at € 45,000 each, buyer's cost.

Would you like to live royally, like a king, in the greenery of the Haagse Bos? Now you can!

Key features:

- Prime location next to the Haagse Bos;
- Stunning, unobstructed views from both the front and side of the apartment;
- Stylish oak herringbone flooring throughout the apartment;
- Located on the 12th (top) floor, so no upstairs neighbors and excellent natural light;
- 2 spacious bedrooms and a study, currently used as a TV room;
- Luxury bathroom;
- Separate laundry room for washing machine and dryer;
- Generous living area of approximately 140 m<sup>2</sup>;
- Central heating;
- Active homeowners' association (VvE), monthly contribution € 653.41;
- Public transport right outside the door: less than 5 minutes to The Hague Central Station;
- Freehold property;
- Delivery in consultation, can be quick.

We would be delighted to show you this beautiful apartment in the prestigious 'Bezuidenbosch' complex. Are you ready for a living experience that combines comfort, privacy, and security? Contact us, and we'll be happy to arrange a viewing for you.











