



**Van de Spiegelstraat 15**  
**2518 ES Den Haag**

**€ 1.295.000 k.k.**

<b>Price</b>	€ 1.295.000 k.k.
<b>Status</b>	Available
<b>Acceptance</b>	In consultation
<b>House type</b>	Town house, terraced house
<b>Build type</b>	Existing
<b>Year of construction</b>	1880
<b>Maintenance inside</b>	Good
<b>Maintenance outside</b>	Good
<b>Particulars</b>	Protected town view
<b>Living surface</b>	346m <sup>2</sup>
<b>Plot surface</b>	270m <sup>2</sup>
<b>Other surface</b>	13m <sup>2</sup>
<b>Volume</b>	1.290m <sup>3</sup>
<b>Rooms</b>	9
<b>Bedrooms</b>	4
<b>Bathrooms</b>	3
<b>Floors</b>	4
<b>Facilities</b>	Cable tv, natural ventilation
<b>Isolation</b>	Insulated glazing
<b>Hot water</b>	Central heating
<b>Heating</b>	Central heating
<b>Furnace</b>	(combined furnace, owned)
<b>Balcony</b>	Yes
<b>Garden</b>	Backyard
<b>Backyard</b>	Northeast, 177m <sup>2</sup> , 700×2530cm

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Van de Spiegelstraat 15, The Hague (Zeeheldenkwartier)

Stunning townhouse located in the charming and historic Zeeheldenkwartier. This stately property, spanning four spacious floors, exudes timeless elegance and offers a unique opportunity for investors and home seekers alike. The Zeeheldenkwartier is one of the most beloved neighborhoods in The Hague, known for its lively atmosphere, historic architecture, and excellent amenities. You will be within walking distance of various restaurants, cafés, boutiques, and parks. Public transport is also excellently arranged, allowing you to reach the center of The Hague within minutes.

**Ground Floor:**

The ground floor, currently used for commercial purposes, may become available in the near future. This offers a fantastic opportunity to transform the space according to your needs. Whether you envision creating a luxurious living area, a home office, or a studio, the possibilities are endless.

**Upper Floors:**

The three upper floors are rented out indefinitely, providing a stable and secure rental income. The apartments are spacious and bright, each with its own charm and unique layout. All floors are in excellent condition.

**Monthly Rental Prices per Floor**

Ground Floor: € 1.450,00

First Floor: € 1.400,00

Second Floor: € 672,18

Third Floor: € 1.350,00

Total Monthly Rent: € 4.872,18

Total Annual Rent: € 58.466,16

Prices are exclusive of gas, water, and electricity.

**Features:**

- Historic townhouse with character;
- 4 spacious floors;
- rented units with stable rental income;
- total rental income €58,466.16 per year;
- Located in the popular Zeeheldenkwartier;
- Versatile usage possibilities for the ground floor;
- Parking space for 4 cars behind the property;
- Situated on freehold land;
- Built in 1880;
- located in a municipally protected cityscape;
- municipal Monument;
- Delivery in consultation.

This townhouse offers a unique opportunity for those looking for an investment with certainty and potential. Contact us today for a viewing and discover the possibilities of this exceptional property!













