



**Theo Mann-Bouwmeesterlaan 24**  
**2597 GZ Den Haag**

**€ 745.000 k.k.**

<b>Price</b>	€ 745.000 k.k.
<b>Homeowners association costs</b>	€ 571
<b>Status</b>	Available
<b>Acceptance</b>	Directly
<b>Apartment type</b>	Upper floor apartment, apartment
<b>Bottom floor</b>	1
<b>Build type</b>	Existing
<b>Maintenance inside</b>	Excellent
<b>Maintenance outside</b>	Excellent
<b>Location</b>	Near park, near quiet road, clear view, open location, in forest area
<b>Particulars</b>	Protected town view, elderly accessible, special needs accessible
<b>Living surface</b>	145m <sup>2</sup>
<b>Other surface</b>	2m <sup>2</sup>
<b>Volume</b>	455m <sup>3</sup>
<b>Rooms</b>	5
<b>Bedrooms</b>	2
<b>Bathrooms</b>	1
<b>Floors</b>	1
<b>Facilities</b>	Mechanical ventilation, cable tv, lift, sliding door
<b>Energy label</b>	D
<b>Isolation</b>	Fully isolated, hr-glass
<b>Hot water</b>	Central supply
<b>Heating</b>	Block heating
<b>Balcony</b>	Yes
<b>Shed</b>	Lock-up
<b>Shed facilities</b>	Electricity
<b>Garage type</b>	Lock-up
<b>Capacity</b>	1
<b>Sizes</b>	15m <sup>2</sup> , 275×550

does not accept any liability regarding the veracity of the presented information, nor can any rights be derived from it.

Theo Mann-Bouwmeesterlaan 24 in The Hague - Benoordenhout

NEW!

Located on the popular Theo Mann-Bouwmeesterlaan, this beautiful (in 2024) totally high-quality and luxuriously renovated spacious 5-room apartment with sunny extra spacious balcony due to the corner location on the 1st floor. The house has been completely renovated using high-quality materials. An optimal layout for the kitchen and bathroom has also been considered.

The apartment has a quiet, yet central location near the center of The Hague.

The apartment is also located around the corner from the beautiful Clingendael estate, the Waalsdorpervlakte nature reserve and the shopping center at Willem Royaardsplein.

Roads to Amsterdam, Rotterdam and Utrecht are perfectly accessible, as are good public transport facilities to The Hague Central station; bus 22.

Various sports facilities (tennis club, hockey club, two golf clubs) are also just around the corner.

Layout:

Entrance at street level, well-maintained closed porch, doorbells and video intercom. From the central hall there is access to the stairwell, two elevators and storage rooms.

Layout:

Apartment entrance, spacious L-shaped hall with fitted wardrobe, spacious toilet with free hanging (Grohe) toilet with stone fountain, new meter cupboard with 12 groups. Very spacious living/dining room of approximately 75m2 with access to the sunny south-facing balcony from the balcony with great unobstructed view.

from the living/dining room access to beautiful luxury kitchen with Siemens dishwasher, Siemens fridge and freezer, Siemens plate heater, Siemens oven and Siemens microwave, induction 4-burner Bora with built-in extractor.

Adjacent to the living/dining room there is access through a hall to the two spacious bedrooms and a luxurious spacious bathroom. The bathroom has a spacious walk-in shower with seating area, built-in mixer tap, rain shower and hand shower.

2nd built-in toilet with soft close lid, double sink with soft close drawers and a mirror cabinet with lighting.

Next to the bathroom there is a closed laundry room where washing machine and dryer can be placed on top of each other or next to each other.

The first bedroom is located at the rear and offers access via sliding door to the balcony over the entire width of the apartment. Second bedroom is located at the front of the apartment, this room also has access to the balcony. Both bedrooms are spacious enough to create a closet wall.

Particularities:

- Top location; wonderfully quiet living in a green environment, yet centrally and within walking distance of shops.
- The apartment has a beautiful unobstructed view at both the front and rear.
- The apartment was totally renovated in 2024.
- Energy Label-C.
- The house is located on private land.
- The entire apartment is barrier-free.
- There is a beautiful oak parquet floor with 10Db insulation throughout the apartment.
- Luxury kitchen with all imaginable built-in appliances brand Siemens.
- Luxury bathroom with 2nd toilet, walk-in shower and bath.
- Beautiful spacious living/dining room of approximately 75m2 unique in size.
- Lovely south-facing balcony over the full width of the apartment.
- New electricity including meter box 12 groups.

- Entire apartment is plastered including ceilings.
- Housekeeper present.
- Active and healthy VvE; contribution € 571,- p.m.
- The apartment has a dry storage room with electricity on the ground floor.
- There is always sufficient parking space around the building and two electric charging points in front of the building.
- Garage box at the back very convenient location. For sale separately for € 50.000,- k.k.
- Floor plans available.
- Delivery can be fast.

Really a very nice and pleasant apartment, definitely worth a visit!





















