



**Obrechtstraat 347 A**  
**2517 VA Den Haag**

**€ 675.000 k.k.**

<b>Price</b>	€ 675.000 k.k.
<b>Homeowners association costs</b>	€ 156
<b>Status</b>	Available
<b>Acceptance</b>	In consultation
<b>Apartment type</b>	Upper floor apartment, double upstairs house
<b>Bottom floor</b>	2
<b>Build type</b>	Existing
<b>Year of construction</b>	1904
<b>Maintenance inside</b>	Excellent
<b>Maintenance outside</b>	Excellent
<b>Location</b>	Near quiet road, in residential area, clear view
<b>Particulars</b>	Protected town view
<b>Living surface</b>	122m <sup>2</sup>
<b>Volume</b>	408m <sup>3</sup>
<b>Rooms</b>	5
<b>Bedrooms</b>	3
<b>Bathrooms</b>	1
<b>Floors</b>	2
<b>Facilities</b>	Skyline, natural ventilation
<b>Energy label</b>	B
<b>Isolation</b>	Wall insulation, insulated glazing
<b>Hot water</b>	Central heating
<b>Heating</b>	Central heating
<b>Furnace</b>	Hr-107 (combined furnace)
<b>Balcony</b>	Yes

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Obrechtstraat 347-A, The Hague (Duinoord)

Looking for peace, elegance, and comfort with a touch of city life?

The Duinoord district is widely regarded as one of the most beautiful and sought-after areas in The Hague. This neighborhood is known not only for its stunning architecture but also for its peaceful yet highly central location, making it an attractive choice for a diverse range of residents. Within walking distance, you'll find excellent schools, renowned museums, and charming shopping streets such as Reinkenstraat and Frederik Hendriklaan. The bustling city center, as well as the beach and harbor of Scheveningen, can be reached in just 10 minutes by bike. This perfect combination of urban allure and serene surroundings makes Duinoord a truly exceptional place to live.

This impressive duplex upper house, with approximately 122 m<sup>2</sup> of living space, is located in the most beautiful part of Obrechtstraat. The property boasts a spacious living area with a reading nook, an open kitchen, and three bedrooms. Thanks to its large windows, the house is bathed in natural light. With balconies at both the front and back, you can enjoy sunshine and fresh air at any time of the day—a perfect setting for relaxing summer evenings or a morning coffee in the sun.

#### Layout

##### Ground floor:

Entrance with stairs leading to the first floor. Front door to the apartment with stairs to the duplex upper house.

##### First floor:

The landing features an elegant wooden floor and provides access to the bright and inviting living room with French doors, a charming wood-burning fireplace, and a balcony. At the front of the house, you'll find a cozy reading nook, which can also serve as a home office. At the rear of the living space is the dining area with double doors leading to the rear balcony. The open kitchen is modern and well-equipped with a U-shaped countertop and Siemens built-in appliances (hob, extractor hood, oven, microwave, fridge/freezer), as well as a wine cooler. A spacious separate toilet with a sink is also located on this floor.

##### Second floor:

Stairs lead to the top floor, where a landing with a skylight provides access to all rooms. The master bedroom spans the entire width of the property at the rear. The luxurious bathroom is modern and fitted with a bathtub, walk-in shower, sleek vanity unit, towel radiator, toilet, and skylight. At the front of the property are two additional well-sized bedrooms. This floor also features a utility room with connections for both a washing machine and dryer, as well as the central heating boiler.

#### Features:

- Prime location: Peaceful yet central, in one of Duinoord's most desirable streets;
- Excellent condition: High-quality finishes and durable materials;
- Timeless charm: Abundant natural light and a sophisticated atmosphere;
- Wooden floors throughout the house;
- Modern open kitchen with Siemens built-in appliances and a wine cooler;
- Well-maintained interior and exterior;
- Double-glazed windows throughout;
- Freehold property (no leasehold);
- Handover in consultation.

This charming home is definitely worth a viewing! Interested in this apartment but haven't sold your own property yet? We'd be happy to visit you for a free, no-obligation valuation.

























