



**Van Boetzelaerlaan 310**  
**2581 BC Den Haag**

**€ 1.250.000 k.k.**

<b>Price</b>	€ 1.250.000 k.k.
<b>Status</b>	Available
<b>Acceptance</b>	Directly
<b>House type</b>	Town house, terraced house
<b>Build type</b>	Existing
<b>Year of construction</b>	1919
<b>Maintenance inside</b>	Excellent
<b>Maintenance outside</b>	Excellent
<b>Location</b>	In residential area, open location
<b>Particulars</b>	Protected town view
<b>Living surface</b>	198m <sup>2</sup>
<b>Plot surface</b>	107m <sup>2</sup>
<b>Volume</b>	738m <sup>3</sup>
<b>Rooms</b>	8
<b>Bedrooms</b>	6
<b>Bathrooms</b>	2
<b>Floors</b>	3
<b>Facilities</b>	Cable tv, balanced ventiation
<b>Energy label</b>	A+++
<b>Isolation</b>	Roof insulation, wall insulation, floor insulation, fully isolated, hr-glass
<b>Hot water</b>	Electric boiler owned
<b>Heating</b>	Heat pump, Heat recovery installation
<b>Garden</b>	Backyard
<b>Backyard</b>	West, 38m <sup>2</sup> , 696×546cm

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Van Boetzelaerlaan 310, The Hague – Statenkwartier

Sustainability A+++ and Charm in Perfect Harmony

Welcome to this exceptionally high-quality, fully renovated townhouse from 1918, located in the highly sought-after Statenkwartier district. This grand 3-story property brilliantly combines the character of a classic townhouse with the luxury and comfort of modern architecture. During the renovation, sustainability was a key focus, without compromising the authentic charm that makes this home so special.

With an impressive energy label A+++, this house benefits from optimal heat and sound insulation, ensuring a comfortable living environment while keeping energy costs remarkably low. This townhouse offers a rare combination of style, comfort, and sustainability, making it a truly unique property.

Thanks to its spacious dimensions and clever layout, this home is ideal for a growing family. With a total living area of 198 m<sup>2</sup> spread over three floors, it offers several well-proportioned rooms that create a light and airy atmosphere.

Layout & Space

This townhouse offers various possibilities for creating a luxurious living/dining kitchen, where the whole family can come together. Large windows flood the home with natural light on all levels, further enhancing the sense of space. Every floor has been meticulously finished with attention to detail, from the characterful wooden floors to the sleek steel doors that enhance the modern feel.

The home features two luxury bathrooms equipped with high-end materials and modern amenities. The top-quality finish throughout makes this house a seamless whole, ready for the new owner to move in.

Outdoor Space: Your Private Oasis

The outdoor space of this property offers several options for relaxation. Enjoy the sun in the sunny backyard, facing west, providing a peaceful private retreat for long summer days and quiet evenings.

Location: Where Luxury and Convenience Meet

Van Boetzelaerlaan 310 is located on the edge of the iconic Statenkwartier, one of the most desirable neighborhoods in The Hague. The area is known for its impressive townhouses, beautiful parks, dunes, and the nearby beach. Statenkwartier is also popular with embassies, international organizations, and expats, giving the neighborhood an international and cosmopolitan character.

Just around the corner is the charming Frederik Hendriklaan, a high-end shopping street with specialty stores, cozy cafes, restaurants, and terraces. Here you can enjoy everything the city has to offer, from gourmet dining to unique boutiques. Nearby, you'll find renowned schools, museums, and cultural amenities, making this location ideal for families.

Transport & Amenities

This property is excellently connected. Tram lines 11 and 16 and bus 24 stop within walking distance, providing quick access to The Hague city center and other neighborhoods. The main roads, such as the A4, A12, and A13, are also easily accessible via Johan de Wittlaan, Plesmanweg, and Utrechtsebaan. Cycling in this area is a joy, with many amenities just a short distance away.

Key Features

- Prime location in Statenkwartier, one of the most desirable neighborhoods in The Hague

- Fully renovated to a new-build standard, preserving authentic elements
- Attention to detail and luxurious finishes on all floors
- Expansive living area of 198 m<sup>2</sup>
- Two luxury bathrooms with modern amenities
- Sustainable features including solar panels, heat pump, and underfloor heating
- Characterful wooden floors and sleek steel doors
- Sold without a kitchen, allowing the buyer to select their own kitchen to suit their preferences
- Immediate availability.

In summary, Van Boetzelaerlaan 310 offers the perfect balance of old-world grandeur and modern luxury, with a strong focus on sustainability and impeccable finishes. This home offers the best of both worlds, ready for its new owner to move in. Don't hesitate to schedule a viewing – opportunities like this are rare!







































