



**Raamweg 14 C**  
**2596 HL Den Haag**

**€ 845.000 k.k.**

<b>Price</b>	€ 845.000 k.k.
<b>Homeowners association costs</b>	€ 280
<b>Status</b>	Available
<b>Acceptance</b>	In consultation
<b>Apartment type</b>	Penthouse, apartment
<b>Bottom floor</b>	4
<b>Build type</b>	Existing
<b>Year of construction</b>	1915
<b>Maintenance inside</b>	Excellent
<b>Maintenance outside</b>	Excellent
<b>Location</b>	Clear view
<b>Particulars</b>	Protected town view
<b>Living surface</b>	123m <sup>2</sup>
<b>Volume</b>	401m <sup>3</sup>
<b>Rooms</b>	3
<b>Bedrooms</b>	2
<b>Bathrooms</b>	1
<b>Floors</b>	1
<b>Facilities</b>	Mechanical ventilation, cable tv, outside sun screen, lift, skyline, natural ventilation
<b>Energy label</b>	A
<b>Isolation</b>	Roof insulation, floor insulation, insulated glazing
<b>Hot water</b>	Central heating
<b>Heating</b>	Central heating
<b>Furnace</b>	Hr remeha (2024, combined furnace, owned)
<b>Balcony</b>	Yes
<b>Shed</b>	Free standing, wood
<b>Shed facilities</b>	Electricity

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Raamweg 14C, The Hague – Benoordenhout

Dreaming of living in a luxuriously renovated penthouse with panoramic views? A place where freedom and comfort come together?

This recently fully and high-quality renovated penthouse on the top floor of Residence XIV offers no less than 123 m<sup>2</sup> of pure elegance. From the Peace Palace to the skyline of The Hague, here you can enjoy a 360-degree view of everything this beautiful city has to offer.

As soon as you step inside, you are enveloped by a sense of luxury and refinement. The large windows and unobstructed view ensure that this penthouse shines, even on a rainy day.

#### Location:

This penthouse has a unique location: at the front, you overlook the green Koninginnegracht, while at the back, you have a stunning view of stately townhouses. Within walking distance, you will find Landgoed Oostduin-Arendsdorp and the cozy shops of Van Hoytemastraat. The city center of The Hague and the beach are easily accessible by bike. Additionally, various sports clubs and restaurants are nearby.

#### Layout:

Through the secured, shared main entrance with intercom, you enter this exclusive, small-scale apartment complex. You reach the top floor via the elevator or stairs.

#### Penthouse Entrance

Upon entering, the light flooding through the large windows immediately catches your eye. Your gaze is naturally drawn to the beautiful open living and dining kitchen.

This bright space invites you to enjoy cozy moments, whether it's having an aperitif at the bar or letting a soft breeze from one of the two terraces flow through the penthouse.

The kitchen island, with a real marble countertop, is equipped with the crème de la crème of built-in appliances: Gaggenau. This includes an induction cooktop with integrated ventilation, a dishwasher, an oven, a microwave, and a fridge and freezer. Thanks to the spacious, open views, cooking here becomes a relaxing experience.

The living and dining areas flow seamlessly into the kitchen, creating a spacious and harmonious whole. The natural light gives artwork and paintings plenty of space to shine. The dining area is extra special, thanks to a skylight and a beautiful wooden herringbone floor that extends throughout the entire apartment.

From the living room, a staircase leads to the roof terrace. Enjoy this unique roof terrace in the center of The Hague, with panoramic views of the impressive skyline, the iconic Peace Palace, and the characteristic tower of the Shell headquarters.

This spacious roof terrace offers a unique combination of space, privacy, and luxury. Here, you start your day with a cup of coffee in the sun and end your evening with a glass of wine while the city comes alive around you. Whether you want to relax, dine, or entertain guests, this is the ultimate outdoor space for city lovers who appreciate atmosphere and exclusivity.

#### Bedrooms & Bathroom

The penthouse features two spacious bedrooms, each with enough room for large built-in wardrobes. The large windows offer a picturesque view of the Koninginnegracht, with its stately townhouses and water.

The modern and luxurious bathroom is equipped with a bathtub with a built-in TV, a spacious walk-in shower, a designer towel radiator, a toilet, floor heating and a skylight, adding extra natural light.

Additionally, the apartment has a spacious laundry room with a setup for a washing machine and dryer, where the central heating boiler is also located. A separate guest toilet is located in the hallway.

#### Storage & Parking

The complex offers two convenient storage spaces: one inside the building and one at street level, accessible via the back entrance, perfect for bike storage. From this entrance, you also reach Bachmanstraat, where there is ample parking space.

Would you like to experience this "on top of the world" 360-degree living yourself? Then contact us by phone or email. This exclusive penthouse looks even better in person!

#### Specifications:

- Prime location, very central yet surrounded by greenery;
- Stunning panoramic views from the rooftop terrace;
- Luxury open-plan kitchen with Gaggenau A-class built-in appliances;
- Modern bathroom with walk-in shower and bathtub;
- Two spacious bedrooms;
- Oak herringbone flooring throughout the apartment;
- Usable living space of approximately 123 m<sup>2</sup>;
- Energy label A;
- Indoor storage space;
- Outdoor storage, perfect for bicycles, equipped with electricity;
- Two outdoor spaces, rooftop terrace fitted with electricity and water;
- Roof and rooftop terrace completely renovated in January 2025;
- New HR Remeha central heating boiler (2024);
- Quick delivery possible.



























