



Prinses Ariane Promenade 28
2284 VZ Rijswijk

€ 415.000 k.k.

Price	€ 415.000 k.k.
Homeowners association costs	€ 156
Status	Available
Acceptance	In consultation
Apartment type	Mezzanine, apartment
Bottom floor	2
Build type	Existing
Year of construction	2021
Maintenance inside	Excellent
Maintenance outside	Excellent
Location	In residential area, clear view
Living surface	78m ²
Volume	241m ³
Rooms	2
Bedrooms	1
Bathrooms	1
Floors	1
Facilities	Mechanical ventilation, cable tv, lift, sliding door, glass fiber, balanced ventiation
Energy label	A++
Isolation	Fully isolated
Heating	Heated floor, Heat pump, Heat recovery installation
Balcony	Yes

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Prinses Ariane Promenade 28, Rijswijk (De Generaal)

Are you looking for peace, class, and comfort?

This recently fully and high-quality renovated apartment on the 2nd floor of the De Generaal complex offers no less than 78 m² of pure living enjoyment. From the tranquility inside the apartment to the dynamic city below – here, you can experience everything this beautiful location has to offer.

Upon entering, you are immediately surrounded by a sense of comfort and refinement. The large windows ensure that this apartment remains bright, even on a rainy day. The apartment features two rooms, underfloor heating, an A energy label, and a sunny terrace.

This apartment has a unique location: within walking distance, you will find various shops, restaurants, sports clubs, and recreational facilities. The historic centers of Rijswijk, Delft, and The Hague are easily accessible by bike. Additionally, with excellent public transport connections and the nearby A4, A12, and A13 motorways, you are always quickly at your destination.

Layout:

Central entrance with mailboxes and intercom, hallway with videophone, three elevators, and a staircase to the 2nd floor.

Upon entering the apartment, the hallway provides access to all rooms. The spacious and bright living room immediately stands out due to the large windows. From here, you can access the generous, sunny terrace facing southeast. Like the rest of the apartment, this space is fully equipped with underfloor heating.

The open kitchen is fitted with modern built-in appliances, including a fridge-freezer, dishwasher, combination oven/microwave, and an induction hob.

The spacious bedroom is located at the rear and features a large window. The bathroom is stylishly finished and equipped with a walk-in shower, sink, mechanical ventilation, and Grohe fixtures. Additionally, there is a separate toilet with a washbasin.

Furthermore, the apartment has a spacious storage room with connections for a washing machine and dryer, as well as space for the mechanical installations, including the boiler and the WTW (heat recovery ventilation) and WKO (heat and cold storage) systems. Moreover, the apartment includes a private storage unit in the basement.

Transformation:

The De Generaal residential tower in Rijswijk underwent an impressive transformation in 2021, converting from an office building into a modern and sustainable residential complex. With a focus on both comfort and sustainability, the building was redesigned using innovative techniques such as WKO installations and smart ventilation systems. This renovation not only offers a contemporary living experience but also contributes to an energy-efficient and future-proof environment. De Generaal is a perfect example of how sustainability and modern living go hand in hand.

Highlights:

- Prime location: very central yet surrounded by greenery;
- Spacious sunny terrace;
- Open kitchen with high-quality built-in appliances;
- Large bathroom with walk-in shower, sink, and Grohe fixtures;
- Spacious bedroom;

- Underfloor heating throughout the apartment;
- Usable living space approximately 78 m²;
- Energy label A;
- Internal storage room;
- Shared bicycle storage with reserved spaces;
- On-site caretaker;
- Modern installations, including WTW and WKO;
- Public parking (paid), parking facility possible via Q-Park;
- Immediate delivery possible;
- Project notary applies.

Interested in a viewing? Feel free to contact us by phone or email. This apartment is even more impressive in person!







