



**Prinses Ariane Promenade 156**  
**2284 VZ Rijswijk**

**€ 495.000 k.k.**

<b>Price</b>	€ 495.000 k.k.
<b>Homeowners association costs</b>	€ 199
<b>Status</b>	Available
<b>Acceptance</b>	In consultation
<b>Apartment type</b>	Mezzanine, apartment
<b>Bottom floor</b>	13
<b>Build type</b>	Existing
<b>Year of construction</b>	2021
<b>Maintenance inside</b>	Excellent
<b>Maintenance outside</b>	Excellent
<b>Location</b>	In residential area, clear view
<b>Living surface</b>	91m <sup>2</sup>
<b>Volume</b>	287m <sup>3</sup>
<b>Rooms</b>	2
<b>Bedrooms</b>	1
<b>Bathrooms</b>	1
<b>Floors</b>	1
<b>Facilities</b>	Mechanical ventilation, cable tv, lift, sliding door, glass fiber, balanced ventiation
<b>Energy label</b>	A
<b>Isolation</b>	Fully isolated
<b>Heating</b>	Heated floor, Heat pump, Heat recovery installation
<b>Balcony</b>	Yes
<b>Shed</b>	Indoor
<b>Shed facilities</b>	Electricity

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Prinses Ariane Promenade 156 te Rijswijk (De Generaal)

Do you dream of living in a luxuriously renovated apartment with a panoramic view? A place where freedom and comfort come together?

This recently fully and high-quality renovated apartment on the 13th floor of the De Generaal complex offers no less than 91 m<sup>2</sup> of pure living pleasure. From the expansive skyline to the dynamic city below you: here, you can enjoy everything this beautiful area has to offer.

Upon entering, you are immediately surrounded by a sense of comfort and refinement. The generous windows and the unobstructed view ensure that this apartment remains radiant, even on a rainy day. The apartment features two rooms (a third room can easily be created), underfloor heating, energy label A, a spacious terrace, and an external storage room in the basement.

This apartment boasts a unique location: within walking distance, you'll find a variety of shops, restaurants, sports clubs, and recreational facilities. The old town center of Rijswijk, Delft, and The Hague are easily accessible by bike. Additionally, thanks to excellent public transport connections and proximity to the A4, A12, and A13 highways, you are always quickly on your way to your destination.

Layout: Central entrance with mailboxes and intercom system, hallway with videophone, three elevators, and a staircase leading to the 12th 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 reach the expansive, sunny terrace (facing east) with an unobstructed view over Rijswijk and the skyline of The Hague. Like the rest of the apartment, this space is fully equipped with underfloor heating.

The open kitchen is equipped with modern built-in appliances, including a fridge-freezer, dishwasher, combi-oven/microwave, and induction cooktop. The spacious bedroom is located at the rear and features a large window. The bathroom is stylishly finished and includes a walk-in shower, washbasin, mechanical ventilation, and Grohe faucets. 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 mechanical installations such as the boiler, WTW, and WKO systems. The apartment also includes a private storage room in the basement.

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

#### Highlights:

- Prime location: very central, yet in a green environment;
- Stunning panoramic view from the terrace;
- Open kitchen with high-quality built-in appliances;
- Spacious bathroom with walk-in shower, washbasin, and Grohe faucets;
- Generous bedroom;
- Underfloor heating throughout the apartment;
- Living area approximately 91 m<sup>2</sup>;
- Energy label A;
- Indoor storage room;
- Shared bicycle storage with reserved spots;
- On-site caretaker;

- Modern installations, including WTW and WKO systems;
- Public parking (paid), parking facility available through Q-Park.
- Immediate occupancy possible.

Would you like to experience this panoramic lifestyle for yourself? Feel free to contact us by phone or email. This apartment truly shines in person!















