



**Van de Spiegelstraat 15**  
**2518 ES Den Haag**

**€ 1.275.000 k.k.**

|                             |   |
|-----------------------------|---|
| <b>Price</b>                | € 1.275.000 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> | 1880                                      |
| <b>Maintenance inside</b>   | Good                                      |
| <b>Maintenance outside</b>  | Good                                      |
| <b>Particulars</b>          | Protected town view                       |
| <b>Living surface</b>       | 346m <sup>2</sup>                         |
| <b>Plot surface</b>         | 270m <sup>2</sup>                         |
| <b>Other surface</b>        | 13m <sup>2</sup>                          |
| <b>Volume</b>               | 1.290m <sup>3</sup>                       |
| <b>Rooms</b>                | 9   |
| <b>Bedrooms</b>             | 4   |
| <b>Bathrooms</b>            | 3   |
| <b>Floors</b>               | 4   |
| <b>Facilities</b>           | Cable tv, natural ventilation             |
| <b>Isolation</b>            | Insulated glazing                         |
| <b>Hot water</b>            | Central heating                           |
| <b>Heating</b>              | Central heating                           |
| <b>Furnace</b>              | (combined furnace, owned)                 |
| <b>Balcony</b>              | Yes                                       |
| <b>Garden</b>               | Backyard                                  |
| <b>Backyard</b>             | Northeast, 177m <sup>2</sup> , 700×2530cm |

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Van de Spiegelstraat 15, The Hague (Zeeheldenkwartier)

This magnificent townhouse is located in the historic and sought-after Zeeheldenkwartier, one of the most picturesque and vibrant neighborhoods in The Hague. The property, spread over four spacious floors, radiates timeless elegance and offers a unique opportunity for both investors and potential homeowners. The Zeeheldenkwartier is known for its lively atmosphere, historic architecture, and charming streets. Within walking distance, you'll find a wide range of restaurants, cafés, boutiques, and parks. Public transportation is excellent, allowing for quick access to the city center of The Hague.

#### Ground Floor:

The ground floor is currently used for commercial purposes but is expected to become available by 31 December 2025. This provides an exciting opportunity to transform the space according to your needs. Whether you envision a luxurious living area, a home office, or a studio, the possibilities are endless. The space's layout and character make it an ideal project for those looking to create something special.

#### Upper Floors:

The three upper floors are currently rented out, providing a stable and secure monthly rental income. Each floor is spacious, bright, and well-maintained, with a unique layout that offers both charm and functionality. The high ceilings and large windows create an open and airy atmosphere. The property is in excellent condition, making it an attractive choice for both tenants and future owners.

#### Monthly Rental Prices per Floor:

- Ground Floor: will be vacated by 31 December 2025, presenting an opportunity for redevelopment.
- First Floor: €1,400.00
- Second Floor: €672.18 (the tenant is on the waiting list for another property)
- Third Floor: €1,350.00

Total Monthly Rental Income: €4,872.18

Prices are exclusive of gas, water, and electricity.

#### Features:

- Historic townhouse: The property boasts beautiful architectural details and character, making it a true landmark.
- Four spacious floors: The townhouse offers ample space for various uses, whether residential or commercial.
- Rented units: The upper floors provide stable rental income, which is an excellent feature for investors.
- Located in Zeeheldenkwartier:\*\* This is one of the most desirable neighborhoods in The Hague, with rich history and great amenities.
- Versatile use for the ground floor:\*\* The ground floor offers the potential for customization to suit a range of needs.
- Parking for four cars: The property includes parking space for four cars behind the house.
- Freehold land: The property is situated on freehold land, offering more security compared to leasehold properties.
- Built in 1880: The property was originally built in 1880, and its historical significance adds to its charm.
- Protected cityscape: The property is located in a municipally protected cityscape, ensuring its preservation.
- Municipal Monument: The property is recognized as a municipal monument, highlighting its cultural and historical importance.
- Delivery in consultation: The delivery of the property can be discussed with the seller to meet your timeline.

This townhouse offers a rare opportunity for those seeking an investment with stability, charm, and potential. Whether you're interested in creating a luxurious home, generating steady rental income, or embarking on a redevelopment project, this property has it all. Contact us today to schedule a viewing and explore the full potential of this exceptional property





















