



**Prinsegracht 45**  
**2512 EW Den Haag**

**€ 575.000 k.k.**

<b>Price</b>	€ 575.000 k.k.
<b>Homeowners association costs</b>	€ 375
<b>Status</b>	Available
<b>Acceptance</b>	Directly
<b>Apartment type</b>	Upper floor apartment, apartment
<b>Bottom floor</b>	1
<b>Build type</b>	Existing
<b>Year of construction</b>	1909
<b>Maintenance inside</b>	Excellent
<b>Maintenance outside</b>	Excellent
<b>Location</b>	In town center
<b>Particulars</b>	Protected town view
<b>Living surface</b>	115m <sup>2</sup>
<b>Volume</b>	419m <sup>3</sup>
<b>Rooms</b>	5
<b>Bedrooms</b>	3
<b>Bathrooms</b>	2
<b>Floors</b>	5
<b>Facilities</b>	Cable tv
<b>Energy label</b>	A
<b>Isolation</b>	Wall insulation, floor insulation, insulated glazing
<b>Hot water</b>	Central heating
<b>Heating</b>	Central heating
<b>Furnace</b>	Hr-107 ketel (2024, combined furnace, owned)
<b>Shed</b>	Indoor
<b>Garage type</b>	Parking spot

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Prinsegracht 45 in The Hague (Centrum)

This unique corner apartment, situated in a beautiful historic and well-maintained building, offers an unparalleled living experience. Located behind the most impressive facade of the Prinsegracht, the former district courthouse, this home combines peace, class and comfort with the liveliness of the city. With the vibrant city life around the corner and the dunes and the beach within cycling distance, you can enjoy the best of both worlds here.

This is a five-room apartment with three spacious bedrooms, a private covered parking space, a communal bicycle shed, a spacious storage room and a communal garden. The home is equipped with all modern conveniences and has an energy label A. The apartment has a wooden floor and a tiled floor in the kitchen and bathroom.

For lovers of shopping and going out, the center is a true paradise. The luxurious Passage, the lively Grote Marktstraat and the royal Noordeinde offer a wide range of shops, from high-end boutiques to cozy specialty shops. In addition, The Hague Centre has a varied range of restaurants, cafés and bars, where you can enjoy both local and international dishes.

The centre of The Hague is easily accessible, with several tram and bus stops and two major train stations: The Hague Central and The Hague Hollands Spoor. This makes it easy to travel both within the city and to other parts of the Netherlands.

Layout:

Ground floor:

Shared entrance and hallway with a secure door and intercom system.

First floor:

Apartment entrance. Here you will find the kitchen and dining room. The kitchen is equipped with a built-in stove, oven, microwave, sink, dishwasher and a fridge/freezer. There is also a separate toilet.

Second floor:

Spacious living room with large windows that provide plenty of light. Comfortable sitting area with a view of the Prinsengracht and its historic buildings.

Third floor:

Here you will find a bedroom with large windows that provide a spacious and open atmosphere.

Fourth floor:

Mezzanine, light space second bedroom.

Basement:

Ideal to use as a third bedroom or study with an ensuite bathroom. The bathroom is equipped with a sink, separate bath and shower, bidet, toilet and sink with cupboard space. There is also a separate laundry cupboard for washing machine and dryer.

Special features:

- Top location in the city centre;
- Historic building with a rich history;
- Year of construction circa 1909;
- Impressive light, high ceilings and very atmospheric;
- Usable area approx. 115 square meters;

- Shared garden;
- Energy label A;
- Unique opportunity to purchase a private covered parking space (€40,000 buyers' costs);
- VvE contribution house €374.55 per month
- VvE Parking space €22.72 per month
- Available immediately.
- Available immediately.

Seize this unique opportunity to become the new owner of this historic building and immerse yourself in the luxurious life on the Prinsengracht.























