



For Sale

Denenburg 149

2591 AC Den Haag

Walk-up flat, Apartment, 78m²

Vraagprijs € 310.000 k.k.

Price	€ 310.000 k.k.
Status	Sold
Acceptance	In consultation
Apartment type	Walk-up flat, Apartment
Bottom floor	9
Build type	Existing
Build year	1962
Maintenance	Excellent
Maintenance outside	Good
Living surface	78m ²
Volume	253m ³
Rooms	3
Bedrooms	2
Bathrooms	1
Floors	1
Facilities	Lift, Natural ventilation, Cable tv
Energy label	C
Isolation	Insulated glazing
Hot water	Electric boiler owned
Heating	Block heating
Location	Near quiet road, In residential area
Balcony	Yes

LOCATED ON A CENTRAL AND QUIET LOCATION IN THE GREEN AND WIDE SET UP "MARIAHOEVE" DISTRICT, EXCEPTIONALLY LIGHT, SPACIOUS AND RECENTLY COMPLETELY MODERNIZED 3-ROOM APARTMENT ON THE NINTH FLOOR WITH TWO BALCONIES, PRIVATE STORAGE SPACE IN THE BASEMENT AND PARKING FOR RESIDENTS ON PRIVATE PROPERTY!

This surprisingly light apartment was completely modernized by the current owners just a few years ago. It has a beautiful luxury open kitchen, modern bathroom and toilet, new installations and is gas-free! In addition, it is also perfectly located in the pleasant and wide set up "Mariahoeve" district. Right around the corner you have the large shopping center, tram and bus stops or you can walk straight into the Haagse Bos. Mariahoeve station is within walking distance and stations The Hague Central, Laan van NOI and the Hague center are easily accessible by bike. You can also reach the highways to Amsterdam, Rotterdam and Utrecht within a few minutes.

Layout:

Via the large communal parking lot to the central closed entrance with video intercom, elevator to the ninth floor. Large communal landing, entrance apartment. Through the wide long hallway you access the strikingly light and spacious living/dining room which has a beautiful renovated parquet floor and gives access to the spacious balcony with a beautiful panoramic view of the area. Directly adjacent to the living room is a luxurious and modern open kitchen in L-shape which is equipped with a granite worktop and of course all necessary AEG built-in appliances (refrigerator, freezer, dishwasher, steam oven, recirculating extractor hood and Quooker boiling water tap). From the kitchen access to the second balcony. Spacious master bedroom with parquet floor, second good size bedroom. Luxurious modern bathroom with walk-in shower with glass wall, fixed washbasin in furniture, mirror cabinet and design radiator. From the hallway access to the very practical, large storage space with the washing machine connection, boiler and the fuse box. Separate modern toilet with small hand basin. The apartment has its own storage space in the basement of the complex and residents can use the parking spaces on their own property.

SUSTAINABILITY PROJECT

VvE Denenburg 73-169 is working with Steeds Advies to make its building more sustainable. The VvE has now started the pricing phase with the contractor. A number of steps still need to be taken, but the implementation of the sustainability measures is getting closer. The chosen measures are:

- New frames with triple glazing
- High-quality insulation of roof, facade and floor
- New facade structure
- Water-side adjustment of CV
- Application of demand-driven ventilation
- Solar panels for collective consumption
- Improvement of entrance and plinth

Special features:

- Located on leasehold ending 31-12-2035, canon currently € 63.98 per year
- Proposal for reissue already requested
- Fully modernized 2022 (kitchen, sanitary facilities, electricity, plasterwork, painting, floors, etc.)
- Very active VvE, contribution € 254.14 per month
- Temporary additional contribution € 100 per month to strengthen the reserve fund. This contribution will later

- be changed to the contribution for the loan for the sustainability project. - Fully equipped with wooden and plastic frames with double glazing
- Renewed electrical installation consisting of X groups, X earth leakage circuit breakers and cooking group
 - Hot water by means of electric boiler (owned)
 - Gasless apartment!
 - Due to the year of construction, the age and materials clause apply
 - Delivery early September 2025

This information has been compiled by us with the necessary care. However, no liability is accepted on our part for any incompleteness, inaccuracy or otherwise, or the consequences thereof. All stated sizes and surfaces are indicative.









