For Sale

Schuitenweg 32

2586 AG Den Haag

Upper floor apartment, Apartment 82m²

Vraagprijs € 425.000 k.k.

Features

Price	€ 425.000 k.k.
Status	Sold
Acceptance	In consultation
Apartment type	Upper floor apartment, Apartment
Bottom floor	3
Build type	Existing
Build year	1927
Maintenance inside	Good
Maintenance outside	Good
Living surface	82m²
Volume	311m³
Rooms	4
Bedrooms	3
Bathrooms	1
Floors	1
Energy label	C
Isolation	Insulated glazing
Hot water	Central heating
Heating	Central heating
Furnace	Remeha Avanta (2007, Combined furnace, Owned)
Location	Near quiet road, In residental area
Balcony	Yes

Description

In a fantastic location, situated just a stone's throw from the beach, a well-maintained, spacious, and very charming 4-room top-floor apartment with three bedrooms and a rear balcony.

Near the lively Keizerstraat, the original Scheveningen village center with its wide variety of shops,

various public transport options, restaurants, a cinema, shops, beach bars, the Scheveningen marina, and the dunes, beach, and sea.

Layout: (see floor plans for dimensions)

Entrance to the apartment on the ground floor: hall and landing staircase to the second floor, spacious hall, modern toilet, bright living room located at the front, spacious open modern eat-in kitchen (2017) equipped with a Boretti gas stove with large oven, extractor hood, and dishwasher, modern bathroom (2016) with walk-in shower, towel radiator, and vanity unit, three bedrooms at the rear, two of which have access to the balcony.

Additionally, the property offers potential possibilities for a roof extension or roof terrace (subject to a permit and approval from the Owners' Association).

The ideal base for lovers of surfing, water sports, and the ultimate coastal lifestyle. With the beach, the boulevard, and the sea just a stone's throw away, you can step straight from your home with your surfboard under your arm towards the water.

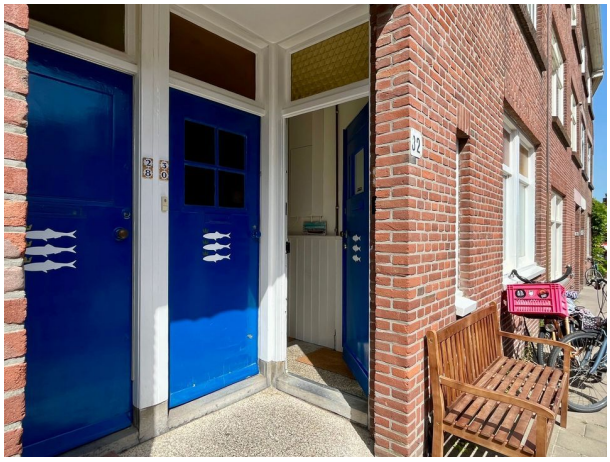
Details:
- Year of construction 1927
- Energy label C
- Living area approx. 82m^2
- Ground lease rent redeemed perpetually via obligatory agreement
- Located a stone's throw from the beach, sea, and boulevard
- Well-functioning Owners' Association (VvE), 1/6 share, contribution € 150 per month
- Common building insurance and multi-year maintenance plan (MJOP) in place
- Front fitted with synthetic window frames with HR** glass
- Rear fitted with wooden window frames with double glazing
- According to seller's statement, roof renewed and roof insulation installed (2024)
- Three bedrooms
- Nice balcony at the rear
- Remeha Avanta central heating combi boiler (year of construction 2007)
- Given the year of construction, an age and materials clause will be included in the standard NVM purchase deed
- Choice of notary reserved for the seller, but within the Haaglanden area

Description

Explanatory Clause NEN2580
The Measurement Instruction is based on NEN2580. The Measurement Instruction is intended to apply a more consistent method of measurement to provide an indication of the usable floor area. The Measurement Instruction does not completely rule out differences in measurement results, for example due to differences in interpretation, rounding, or limitations in carrying out the measurement.

This information has been compiled by us with due care. However, we accept no liability whatsoever for any incompleteness, inaccuracy, or otherwise, or the consequences thereof.

Photos



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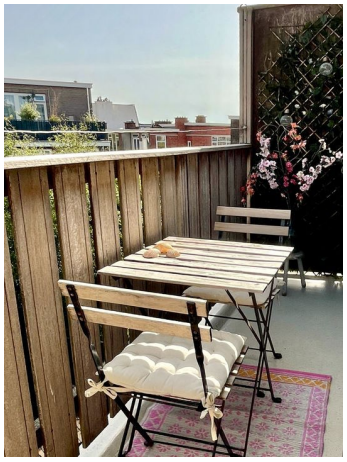

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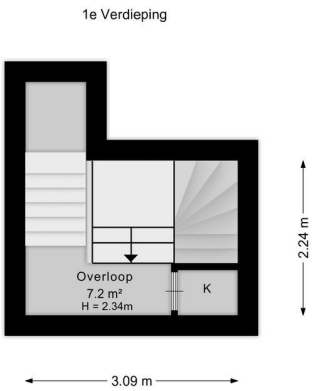

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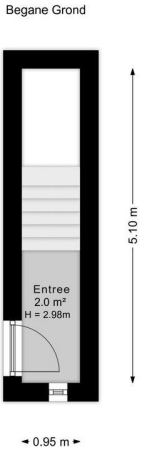
Begane Grond
Entree
2.0 m²
H = 2.98m
5.10 m
0.95 m

Pier 0,3
Palace Promenade 0,5
Kurhaus 0,5
Sea Life 0,7
Kurhaus 0,8
Dorp 1,0
Beelden aan Zee 1,1
Haven 1,7
Zwarte Pad 0,7
Scheveningen Bad 0,7
Bosscoop 0,7
Holland Casino 0,7
Nieuwe Parkkaan 0,8
Politie 0,8
Circustheater 0,8
Muzee 1,3

Photos