



## For Sale

**Duinweg 35 -2**  
2585 JV Den Haag

Up and downstairs house, Apartment, 197m<sup>2</sup>

**Vraagprijs € 1.725.000 v.o.n.**

<b>Price</b>	€ 1.725.000 v.o.n.
<b>Status</b>	Sold
<b>Acceptance</b>	Directly
<b>Apartment type</b>	Up and downstairs house, Apartment
<b>Bottom floor</b>	1
<b>Build type</b>	Development
<b>Build year</b>	2023
<b>Maintenance</b>	Excellent
<b>Maintenance outside</b>	Excellent
<b>Particulars</b>	Protected town view, Elderly accessible, Special needs accessible
<b>Living surface</b>	197m <sup>2</sup>
<b>Livingroom surface</b>	136m <sup>2</sup>
<b>Volume</b>	635m <sup>3</sup>
<b>Rooms</b>	5
<b>Bedrooms</b>	4
<b>Bathrooms</b>	3
<b>Floors</b>	2
<b>Facilities</b>	Mechanical ventilation, Lift, Sliding door, Balanced ventiation
<b>Energy label</b>	A+
<b>Isolation</b>	Roof insulation, Wall insulation, Floor insulation, Insulated glazing, Fully isolated, HR-glass
<b>Hot water</b>	Electric boiler owned
<b>Heating</b>	Heated floor, Heat pump, Heat recovery installation

**Location**

Near edge of forest, Near park, Near quiet road, In residential area, Clear view, In forest area

<b>Balcony</b>	Yes
<b>Garden</b>	Backyard
<b>Backyard</b>	Southwest, 21m <sup>2</sup> , 300×800cm
<b>Shed</b>	Lock-up
<b>Shed facilities</b>	electricity
<b>Garage type</b>	Indoor, Car park, Parking spot
<b>Capacity</b>	1

Welcome to Elion Park: an exquisite small-scale newly built complex housing 22 exclusive apartments and penthouses, varying in size from ca. 144 to 252m<sup>2</sup>, all with substantial terraces ranging between 21 and 55m<sup>2</sup>.

This impressive development is located in the prestigious Van Stolkpark neighbourhood of The Hague, a designated historic area, surrounded by parks and woodlands, and within easy reach of both the seaside and the vibrant city centre.

#### INTRODUCTION

Elion Park offers the ultimate luxury of space, light, and privacy in an exceptionally beautiful location. The contemporary yet stately manor is home to a variety of sensational dwellings featuring high ceilings, floor-to-ceiling windows, and expansive terraces with striking views of the specially designed landscape garden as well as surrounding historic villas. In short, a residence that exudes quality, craftsmanship, and elegance.

The complex comprises 22 luxurious homes arranged over six levels, each with spacious southwest-facing terraces overlooking a private garden. There are private storage units and parking places located underground.

#### OUTSTANDING LOCATION IN THE VAN STOLKPARK AND EMBASSY QUARTER

Elion Park's location is every bit as exclusive as its architecture! With its elegant ambiance and proximity to green open spaces and recreational facilities, the district is the neighbourhood of choice for several Embassies and Ambassadorial residences.

Elion Park, a development of REB Projects, was designed by KOW Architects.

The purchase prices range between € 1,070,000 and € 2,895.000 (closing costs for the vendor)

#### UNIT 1 – an impression:

A duplex apartment on the ground and first floors, with a total of 221m<sup>2</sup> living space, comprising:

an immense living room (ca. 80 m<sup>2</sup>)

huge communal garden plus a private garden and southwest-facing terrace (ca. 44 m<sup>2</sup>)

four bedrooms (ca. 27, 20, 17 and 18 m<sup>2</sup> respectively)

four bathrooms

generous provisional sum for kitchen and sanitary fittings

interior and exterior storage units

#### EXTRA PLUS POINTS

+ freehold

+ private landscaped garden for exclusive use by Elion Park residents

- + optimum sustainability, energy efficiency rating A+
- + under-floor heating and cooling
- + optional private parking spaces in the underground garage
- + built under GIW warranty

**DISCLAIMER**

All information, including but not limited to dimensions and images, is expressly of an indicative nature; no rights can be derived from it.

**INTERESTED?**

Contact one of the estate agents; we will be happy to help. Appointments can be scheduled in the evenings or weekends as well as during business hours.





