



**For Sale**

**Mauvestraat 33 A**

2596 XP Den Haag

Upper floor apartment, Apartment, 71m<sup>2</sup>

**Vraagprijs € 389.000 k.k.**

<b>Price</b>	€ 389.000 k.k.
<b>Homeowners association costs</b>	€ 154
<b>Status</b>	Available
<b>Acceptance</b>	In consultation
<b>Apartment type</b>	Upper floor apartment, Apartment
<b>Bottom floor</b>	2
<b>Build type</b>	Existing
<b>Maintenance</b>	Good
<b>Maintenance outside</b>	Good
<b>Particulars</b>	Protected town view
<b>Living surface</b>	71m <sup>2</sup>
<b>Volume</b>	268m <sup>3</sup>
<b>Rooms</b>	2
<b>Bedrooms</b>	1
<b>Bathrooms</b>	1
<b>Floors</b>	1
<b>Energy label</b>	D
<b>Isolation</b>	Insulated glazing
<b>Hot water</b>	Central heating
<b>Heating</b>	Central heating
<b>Furnace</b>	(Combined furnace, Owned)
<b>Location</b>	In residential area
<b>Balcony</b>	Yes
<b>Garden</b>	Sun terrace

Charming and Bright Apartment of approx. 70 m<sup>2</sup> in the Sought-After Benoordenhout District

Situated in a prime location in the distinguished Benoordenhout neighbourhood, we proudly present this charming one-bedroom apartment on the first floor of a small-scale, well-maintained apartment complex—located in one of The Hague's most desirable areas.

Location, location, location!

Benoordenhout is known for its peaceful atmosphere, beautiful tree-lined avenues, and green surroundings. The property is just around the corner from the lively Weissenbruchstraat and Van Hoytemastraat, offering a wide range of high-quality shops, specialty stores, and inviting cafés and restaurants. Several (international) schools, sports clubs, and parks such as the Haagse Bos and Clingendael are located nearby. Both the city centre and Central Station are within walking distance, and major highways to Amsterdam, Rotterdam, and Utrecht are just minutes away.

#### Property Description

The apartment features a spacious and bright L-shaped living room with attractive wooden flooring and sliding windows fitted with double glazing. At the rear of the apartment is the generously sized bedroom with a built-in wardrobe and direct access to a sunny east-facing terrace—ideal for enjoying your morning coffee in the sun. The kitchen is spacious, equipped with built-in appliances, and offers space for laundry equipment. The neat bathroom includes a shower and toilet.

#### Layout

Communal entrance at street level, stairs to the first floor. Apartment entrance, hallway with access to the bathroom, bright, spacious living room at the front, large bedroom at the rear with access to the terrace, generously sized kitchen with appliances.

#### Key Features

- delightful sunny east-facing terrace
- windows have double glazing and partially triple glazing
- designated as a protected cityscape
- excellent location with respect to local amenities and major roads
- transfer in consultation, can be arranged quickly
- for dimensions, please refer to the floor plans
- due to the age of the property, an age and materials clause will be included, as well as a non-occupancy clause

This information has been compiled with care based on data provided by the seller. While we have taken great care in preparing this brochure, no rights may be derived from any inaccuracies or omissions.











