ESTATA
MAKELAARS O.G.

For Sale

Kompasstraat 57
2583 XW Den Haag

Ground floor apartment, Apartment, 62m²

Vraagprijs € 395.000 k.k.

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Price	€ 395.000 k.k.
Homeowners association costs	
	€ 201
Status	Sold
Acceptance	In consultation
Apartment type	Ground floor apartment, Apartment
Build type	Existing
Build year	1933
Maintenance	Good
Maintenance outside	Fair
Particulars	Protected town view
Living surface	62m²
Livingroom surface	17m²
Volume	220m³
Rooms	4
Bedrooms	2
Bathrooms	1
Floors	1
Facilities	Cable tv, Natural ventilation
Energy	C
label	
Isolation	Roof insulation, Floor insulation, Insulated glazing
Hot water	Central heating
Heating	Central heating
Furnace	Remeha (2017, Combined furnace, Owned)
Garden	Backyard
Backyard	Southwest, 78m², 675×1150cm

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Shed	Free standing, stone

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Living just moments from the beach, sea and harbour – with a fantastic sun-filled garden!

Have you always dreamed of living within walking distance of the beach, where every day feels like a holiday? Then this charming, fully renovated ground-floor apartment in the highly sought-after Scheveningen Harbour district could be exactly what you are looking for.

Situated on the quiet Kompasstraat, this attractive two-bedroom apartment features a generous southwest-facing garden of approximately 80 m² with rear access. In addition, the property offers the possibility to extend at the rear, subject to the necessary planning permissions.

The location is truly exceptional. Within just a few minutes you can stroll to the beach, the boulevard or the lively harbour, home to a wide selection of restaurants, cafés and terraces. The characteristic Keizerstraat, with its local boutiques, specialty shops and cafés, is also just around the corner. Public transport is conveniently located virtually on your doorstep.

The apartment was completely renovated in 2017, successfully combining original character with contemporary comfort. Authentic features such as the original en-suite separation with stained-glass details, panelled doors and wooden flooring create a warm and inviting atmosphere, while the modern kitchen with cooking island and stylish bathroom provide all the comforts of modern living.

The bright living and dining rooms form the heart of the home and connect seamlessly to the garden through elegant French doors. This wonderful outdoor space enjoys sunshine from morning until evening, offering a peaceful retreat in the heart of Scheveningen. As an added bonus, the rear of the property enjoys a charming view of Scheveningen's iconic lighthouse—a unique feature that never loses its appeal.

With two well-proportioned bedrooms, excellent insulation, HR++ double glazing and an Energy Label C, this is a move-in-ready home offering both comfort and character. The generous garden and potential to extend make it an ideal property for buyers looking for a home that can adapt to their future needs.

In short, this is a characterful and beautifully presented apartment in a prime location, just a short walk from the beach, the sea and the harbour, complete with an exceptional sun-filled garden and excellent future potential.

Key features

Fully renovated in 2017;
Spacious southwest-facing garden of approximately 80 m² with rear access;
Potential to extend at the rear (subject to the necessary planning permissions);
Two well-sized bedrooms;
Modern kitchen with cooking island;
Energy Label C;
HR++ double glazing;
Remeha central heating boiler (2017);
Insulated roof, floors and ceilings;
Active and professionally managed Homeowners' Association (VvE), service charges €201.27 per month;
Reserve fund: €31,257 (as of 24 June 2026);
Perpetual leasehold; annual ground rent payable in two instalments of €151.80 every six months;

Within walking distance of the beach, sea, harbour and boulevard;
Charming view of Scheveningen's iconic lighthouse.

This information has been compiled by our office with the utmost care, partly based on information provided by the seller. Estata Makelaars O.G. accepts no liability for any incompleteness, inaccuracies, or otherwise, nor for any consequences thereof.

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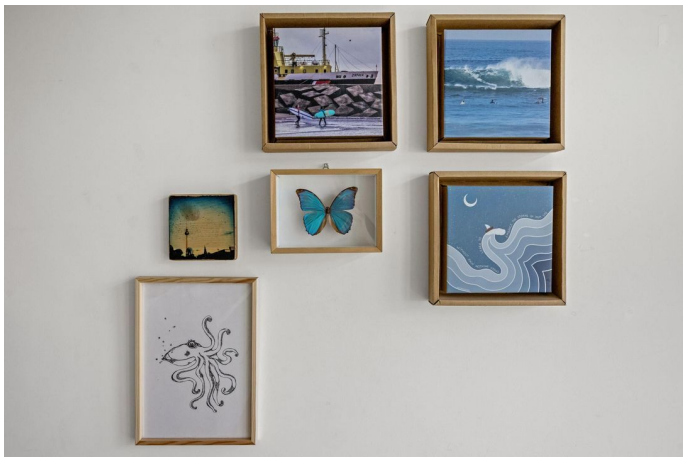

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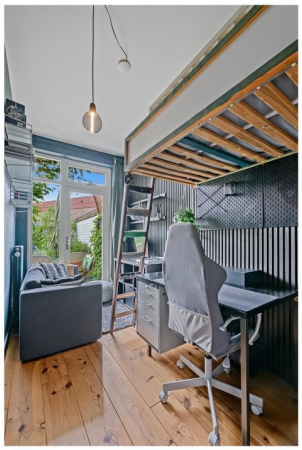
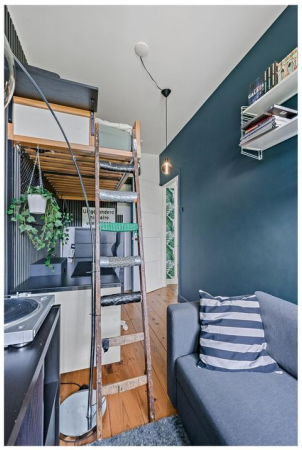

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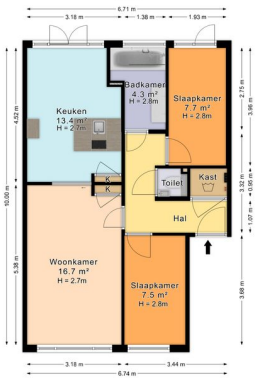
Kompasstraat 57, 's-Gravenhage
Woning



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Kompasstraat 57, 's-Gravenhage
Situatietekening

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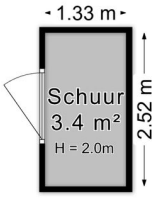
Kompasstraat 57, 's-Gravenhage
Schuur



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