

Den Haag

# Atjehstraat 80

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????? ?????????: 895.000 EUR • ??????????: ca. 209 m<sup>2</sup> • ??????????: 7

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| ????????????        | ca. 209 m <sup>2</sup> | ????????????  | ???????????? |
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| ???????????? ???    | 5                      |               |              |
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Alphenstraat 60, Den Haag | 1e Verdieping H = 3,13 m



Alphenstraat 60, Den Haag | 2e Verdieping H = 2,98 m



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Ajehstraat 80, Den Haag | 3e Verdieping H nok = 3,61 m

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EXTREMELY CHARMING THREE-LEVEL UPPER HOUSE IN THE ARCHIPEL (± 209 m<sup>2</sup>) WITH 7 ROOMS, OPEN VIEWS, STUNNING ROOF TERRACE, AND MANY AUTHENTIC STYLE DETAILS This characteristic three-level upper house offers a spacious living area with original style elements, high ceilings, and a playful staircase.

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Layout:

Ground floor:

Wide and spacious entrance at street level with enough space for bicycle storage. Stairs to the 1st floor.

First floor:

Landing with parquet flooring and passage to the spacious living room with open kitchen. The living room has herringbone parquet flooring, a fireplace, and beautiful ornamental ceilings. The rear of the living room adjoins a very bright conservatory. There is also a bedroom/study room on this floor. This floor also provides access to a stunning roof terrace of 42 m<sup>2</sup>. An easement of use applies to the roof terrace, guaranteeing exclusive use.

Second floor:

Landing with access to the master bedroom at the rear, with access to a spacious balcony. Also on this floor is a second large bedroom at the front, with an adjacent bathroom equipped with a freestanding bathtub, double sink, and walk-in shower. In addition, there is a side bedroom at the rear, a fixed closet for washing machine and dryer, and a separate toilet.

Third floor:

Landing with access to a master bedroom at the rear, an intermediate bedroom, and a spacious bedroom at the front.

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Neighborhood The Archipelbuurt is a quiet neighborhood with a rich history and international allure. The area offers beautiful houses, cozy terraces, restaurants, and shops in the nearby Bankastraat, Frederikstraat, and Denneweg. The Archipel is a particularly lively neighborhood that is in high demand. The Scheveningen boulevard, the beach, and the harbor are within cycling distance and the historic center of The Hague is easily accessible by public transport.

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Particulars: - Usable area ±209 m<sup>2</sup>, 7 rooms, including 6 bedrooms - Freehold - Cadastral Municipality of The Hague, Section P 10173 A-2 - Protected cityscape - Year of construction 1886 - VVE Atjehstraat 78/80, service costs contribution: € 392.11 p/m - \*\*Comprehensive Maintenance Plan (MJOP) with a solid financial foundation\*\* - Energy label D - Double and HR+ glass in the windows - 2 bathrooms - Sunny balcony, terrace, and 42 m<sup>2</sup> roof terrace facing west - Easement of use for roof terrace - Central heating gas (NEFIT Ecoline HR 2003) - Standard age and asbestos clauses will be included in the NVM purchase agreement - Delivery in consultation Address: Atjehstraat 80, Archipelbuurt, The Hague Asking price: € 895,000 k.k.

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Joan Dik, Marie Christine Lodewijk & Elisabeth van Zijverden

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De Lairessestraat 51 ?????????????  
E-Mail: [info@von-poll.nl](mailto:info@von-poll.nl)

*To Disclaimer of von Poll Immobilien GmbH*

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