



EXCLUSIVE · FULLY RENOVATED 2022

A Grand Townhouse

Wassenaarseweg 12, Den Haag

RESIDENTIAL TOWNHOUSE · EDGE OF BENOORDENHOUT

€ 2,525,000 k.k. · Ref. 17213334



318 m²

LIVING AREA

275 m²

PLOT (OWN FREEHOLD LAND)

5 · 4

BEDROOMS · BATHROOMS

Label A

ENERGY LABEL · SOLAR PANELS · UNDERFLOOR HEATING



“A private rear garden on the evening sun.”

WHY THIS RESIDENCE

Exclusive Advantages

Prime Edge-of-Benoordenhout Address

Set on a prestigious stretch of the Wassenaarseweg, on the edge of Benoordenhout and moments from the vibrant centre of Den Haag — the Hoytemaplein and Denneweg are within a ten-minute walk.

Renovated Down to the Studs in 2022

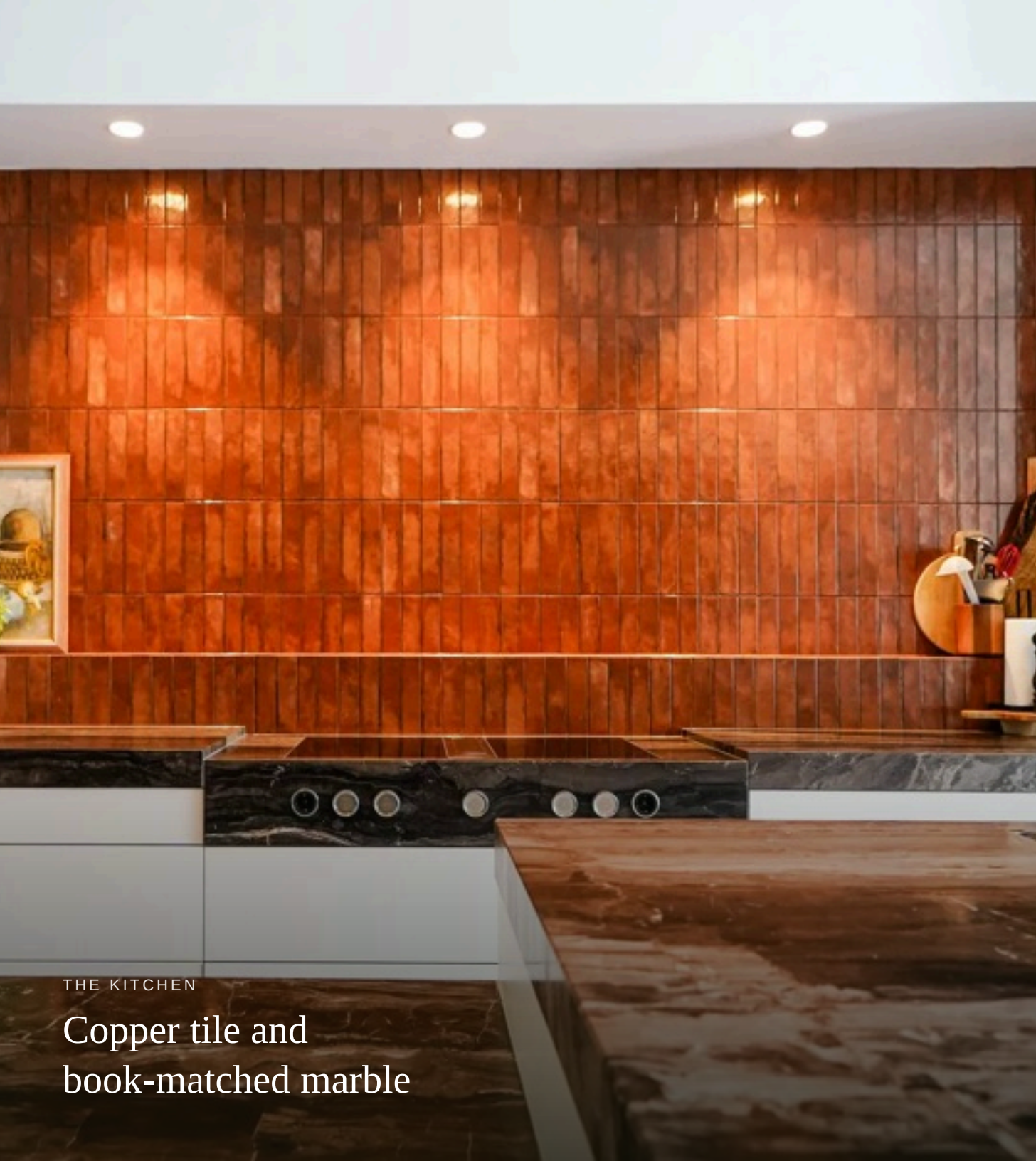
Entirely rebuilt from top to bottom — every wall, installation and finish is new and unused, with smooth plastered walls throughout and a level of finish comparable to new construction.

Considered Sustainability

Underfloor heating in almost every room, a hybrid heating system, solar panels and full insulation were all incorporated during the renovation.

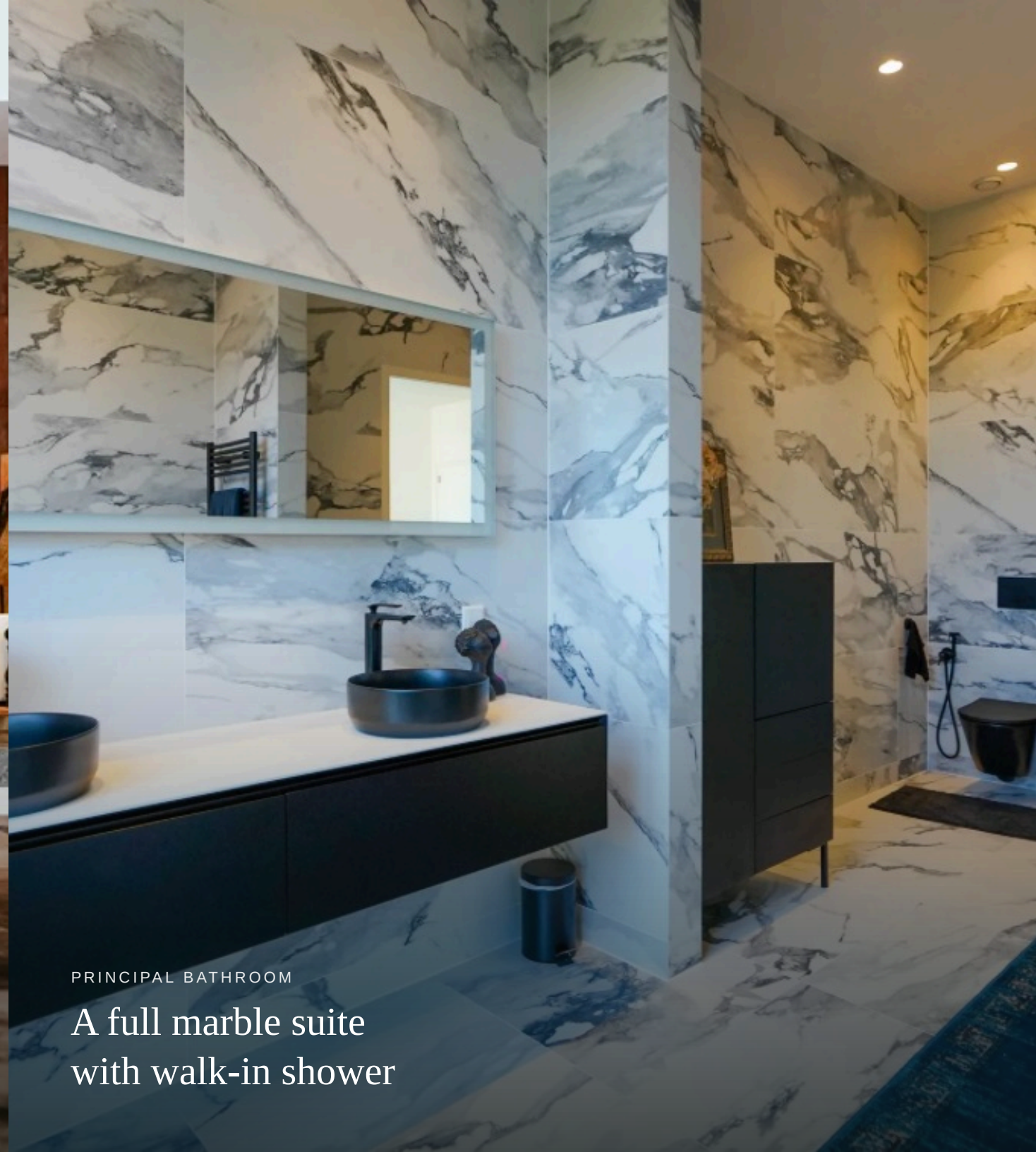
Garden on the Evening Sun

A private rear garden facing the evening sun, complete with a new bicycle shed, rear access and garden lighting — an easy retreat within the city.



THE KITCHEN

Copper tile and
book-matched marble



PRINCIPAL BATHROOM

A full marble suite
with walk-in shower

CONSIDERED LIVING

Renovated Without Compromise



Bay-Window Bedroom

A front-facing bedroom with a classic bay window, built-in cabinetry and warm oak flooring.



Freestanding Bath

A second full bathroom with a freestanding tub, walk-in shower and marble finishes onto a garden outlook.



Double Living Room

A grand double-height living room connecting the entrance hall to the kitchen, styled throughout in a rich, gallery-like palette.

THE INTERIOR

Seven rooms across three living levels and a cellar



“Grand proportions and a level of finish comparable to new construction throughout.”

Entrance & Hall	Grand entrance hall with staircase, guest WC, storage and access to the circa 18 m² wine cellar
Living Room	Front-facing sitting room with a bay window (erker), opening through to a garden sunroom
Kitchen	High-end, fully equipped eat-in kitchen at the rear with double doors onto the garden
Study	Additional rear room suited to a home office or practice space
First Floor	Principal bedroom with walk-in closet, balcony and en-suite; second bedroom with its own bathroom
Second Floor	Technical room, third bathroom, two further bedrooms (one with mezzanine) and a fifth bedroom with private bathroom and walk-in closet
Outside	Rear garden on the evening sun, detached wooden shed, and independent rear access to Bachmanstraat

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