



**PARK16HOVEN**

**MAKELAARDIJ**

# BROCHURE

## Abdis Evastraat 17



### Contact information

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# Information

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**Welcome to this stylish luxury home with an abundance of living space, where elegance and comfort meet. Featuring a spacious living room, an open kitchen with seating area, five bedrooms, and a sunny waterfront garden, this is the perfect home for you and your family.**

The property is move-in ready and truly worth a viewing!

It offers everything you could wish for: a bright, generous living room with French doors opening onto the garden, an open kitchen with a cozy seating area, five spacious bedrooms, and both a sunny front and back garden with a terrace overlooking the water. In short: a luxurious, atmospheric family home in a prime location.

The modern, green neighborhood Groenhaaghe, part of Villapark Uithofslaan and built in 2018, is known for its grand avenues, luxury villas, and timeless architecture. A unique place where tranquility, space, and contemporary living pleasure come together.

## Property features:

- Year of construction: 2018
- Living area: 223 m<sup>2</sup>
- Plot size: 301 m<sup>2</sup>
- Energy label: A
- HR++ double glazing
- 25 solar panels
- Geothermal heat pump
- Underfloor heating on all floors
- Alarm system
- Driveway with private parking spaces

## Layout

At the front of the property, a spacious driveway offers parking for two cars, with preparations in place for installing a private charging station for electric vehicles. Upon entering, it immediately becomes clear that style and high-quality finishes were key in the design. The hallway features a modern guest toilet, a convenient storage space under the stairs, and a fully equipped utility meter cupboard. Everything has been thoughtfully arranged down to the finest detail.

The modern kitchen is a true showpiece: sleek in design, featuring a generous cooking island and fitted with top-quality Siemens appliances. Here you will find everything you could wish for: dishwasher, induction hob, extractor, oven, microwave, refrigerator, freezer, and a boiling water tap. Thanks to the large bay window, the dining area is wonderfully bright and atmospheric.

## Spacious living area

The living room will surprise you with its length and generous proportions. The current owners have integrated part of the garage into the living space, creating an even larger living area. French doors provide plenty of natural light and a seamless connection to the garden.

### Enjoying life by the water

The backyard is a true retreat. With sunshine at any time of day, a terrace perfect for long summer evenings, and a private jetty on the water, it's the ideal place to enjoy outdoor living. The garden also features a spacious shed, perfect as a workspace, for gardening tools, or extra storage. The garage itself remains accessible via double doors from the driveway and currently serves as practical storage and a bicycle shed.

### First floor

The first floor offers three spacious bedrooms. The rear-facing bedroom includes a convenient walk-in closet. The luxurious bathroom is equipped with a bathtub, shower/hammam, toilet, and a modern vanity unit.

### Second floor

The second floor provides two additional spacious bedrooms and a second bathroom, complete with an infrared steam cabin and vanity unit. You will also find the laundry and utility room here, with the possibility of adding a third toilet. From the landing, a hatch with loft ladder provides access to the attic, ideal for extra storage space.

### Excellent location and nearby amenities

Situated in a prime location within a child-friendly neighborhood. For families, there is a wide selection of primary and secondary schools, with the International School of The Hague just a short distance away.

For leisure and recreation, the nearby Uithofpark and the large indoor sports and leisure center De Uithof offer countless opportunities for sports, play, and relaxation. Beach lovers will appreciate that both Kijkduin and Scheveningen are within cycling distance, allowing you to enjoy the sun, sea, and sand after a busy day.

Public transport connections are excellent: several bus lines stop within walking distance, and nearby roads quickly lead to tram and public transport hubs. By car, you can reach the A4 motorway within minutes, providing easy access to cities such as Rotterdam, Leiden, and Amsterdam.

### General features:

- Available for immediate delivery
- Excellent condition
- Measurement report available
- SWK warranty applicable
- Located on perpetual leasehold land. The ground rent amounts to €2,800.00 per half year, payable in arrears, plus €16.00 in management fees. These costs are partially tax-deductible. The next ground rent adjustment will take place on 01-01-2028. The current ground rent percentage is 4%. The Municipality of The Hague has recently offered the possibility to switch to a new arrangement with a lower interest rate.









This information has been compiled by us with the utmost care. However, we do not accept any liability for any incompleteness, inaccuracies, or otherwise, nor for the consequences thereof. All stated dimensions and surface areas are indicative.

# ABDIS EVA STRAAT 17, DEN HAAG

## ASKING PRICE: 1 195 000 EURO

### Make an offer!

Via the link or QR code next to this text, you can access all available information about the property as well as the bidding form of Eerlijk Bieden (Fair Bidding). When you submit an offer, it will be sent directly to us and the seller. Once a decision has been made, you will be informed immediately whether your bid has been accepted or not.

<https://app.eerlijkbieden.nl/auction/6880fe375d0e505c65809fbe>



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### Eerlijk bieden

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