



# Dagpauwooglaan 57

The Hague

Asking price: € 820.000,- buyers costs



070 - 756 80 24 | [info@nivitamakelaars.nl](mailto:info@nivitamakelaars.nl) | [www.nivitamakelaars.nl](http://www.nivitamakelaars.nl)



# Features & Specifications

Built year	2020
Type:	EENGEZINSWONING
Rooms:	7
Content:	852m <sup>3</sup>
Living area:	216m <sup>2</sup>
Plot size:	173m <sup>2</sup>
Other indoor space:	14 m <sup>2</sup>
Building-related outdoor space:	0 m <sup>2</sup>
External storage space:	0 m <sup>2</sup>
Heating:	floor heating, heating pump
Isolation:	fully isolated

# Description

Nivita's dream away!

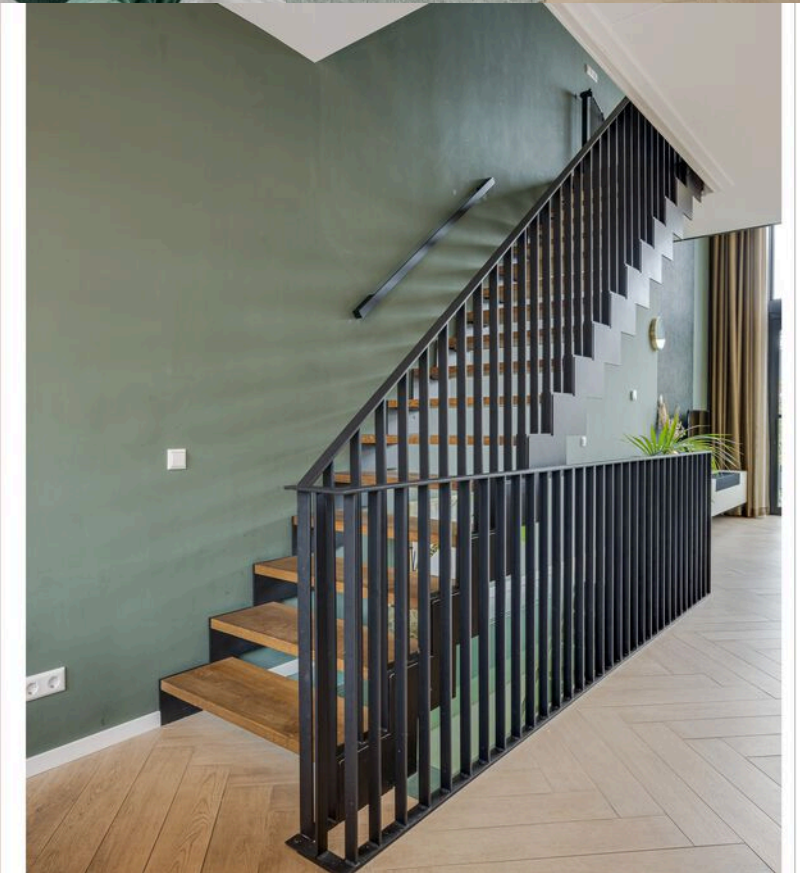
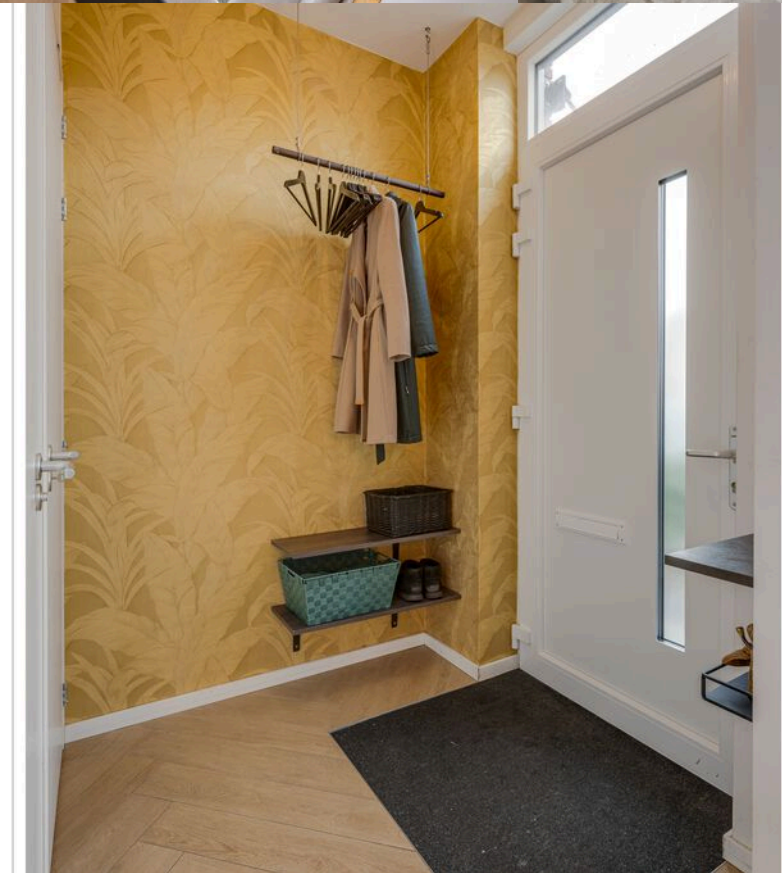
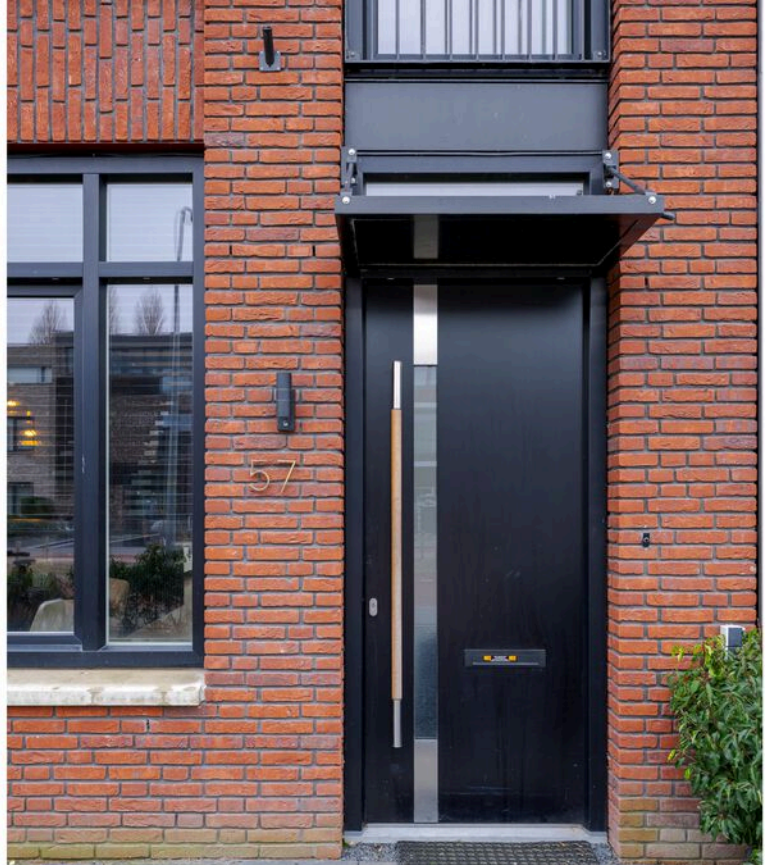
This luxurious A+++ energy-efficient home in De Vlinderbuurt, Ypenburg offers approximately 216m<sup>2</sup> of living space on a 173m<sup>2</sup> plot. With 4 bedrooms, 2 bathrooms, a study, and a sunny southwest-facing backyard, the property combines comfort and sustainability.

The ground floor features a spacious living room with a beautiful loft, a luxurious open kitchen equipped with Siemens appliances and Miele devices, and a guest-friendly layout. A deep backyard ensures ample sunlight for relaxation or weekend barbecues.

The first floor boasts a wide room with garden views, a second living room, and a versatile study/TV room convertible into a fifth bedroom. The second floor includes a master bedroom with an ensuite bathroom featuring a bathtub and walk-in shower, a second bedroom with a French balcony, and a separate toilet.

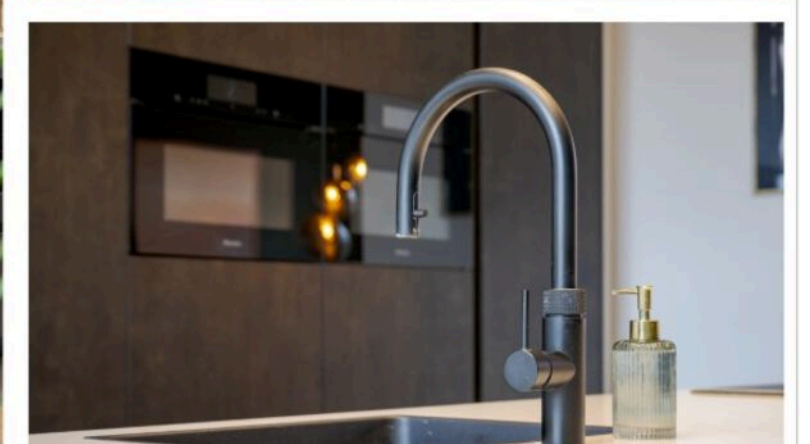
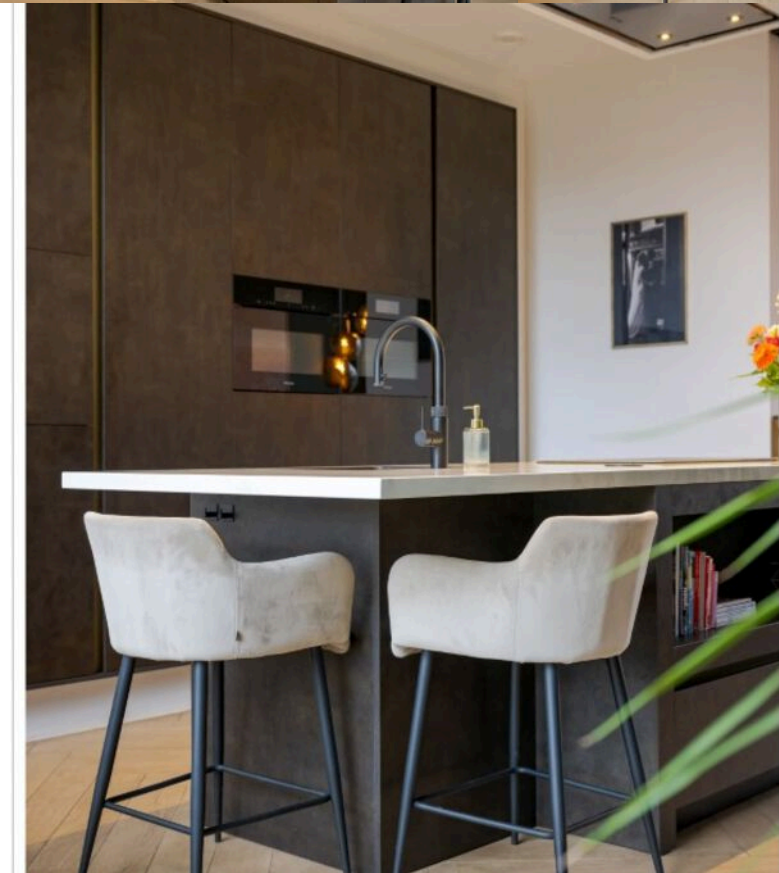
The third floor comprises two spacious bedrooms, a modern bathroom with a walk-in shower, and a technical room housing solar panel equipment. Tightly finished with PVC flooring and large windows, the entire house is equipped with a ground source heat pump, underfloor heating, balanced ventilation, 17 solar panels, and HR++ glazing, earning it an A+++ energy label. This home represents a significant step toward an energy-neutral future.

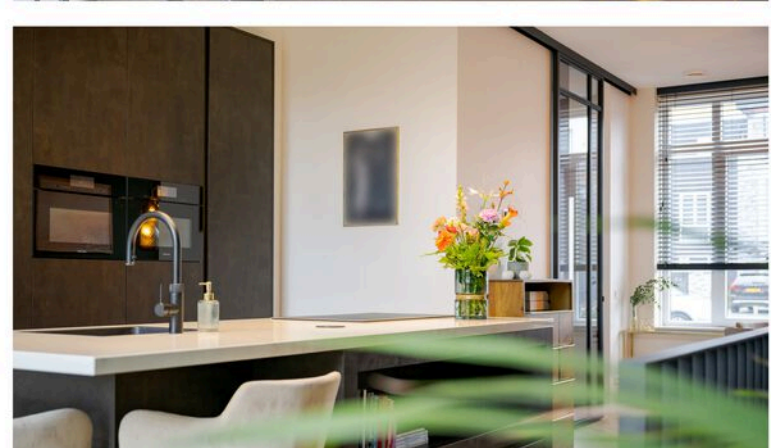
- Newly built (2020), sustainable and completely gas free
- Plot size: 173 m<sup>2</sup> (Perpetual leasehold, gross annual rent € 6,924, - (tax deductible)
- Living area approx 216 m<sup>2</sup> (NEN-2580 measurement report available excluding basement of approx 13m<sup>2</sup>)
- Deep backyard (approx. 74m<sup>2</sup>) on Southwest with back and awning
- 4 spacious bedrooms (and a 5th possible!)
- Wood-look tiled floor and PVC floor with underfloor heating
- Luxurious open kitchen
- 2 modern bathrooms and 3 toilets
- Energy supply with geothermal heat pump (drilled to 125 meters) with integrated cooling and integrated boiler. Ideal for cooling the house in summer and heating in the winter months
- 17 own solar panels on the roof (+/- 3.000kwh yield)
- WTW unit (balanced ventilation)
- Underfloor heating on each floor and can be controlled separately in each room
- Meter; 12 groups, 3 RCDs, 2x 2-phase current
- Driveway with private parking in front of the house
- Centrally located near all facilities and public transport
- Access to roads towards A4/A12/A13 in a few minutes by car
- Ample opportunity in the area for cycling, boating and walking
- All rooms with cat6 data connection
- Delivery in consultation









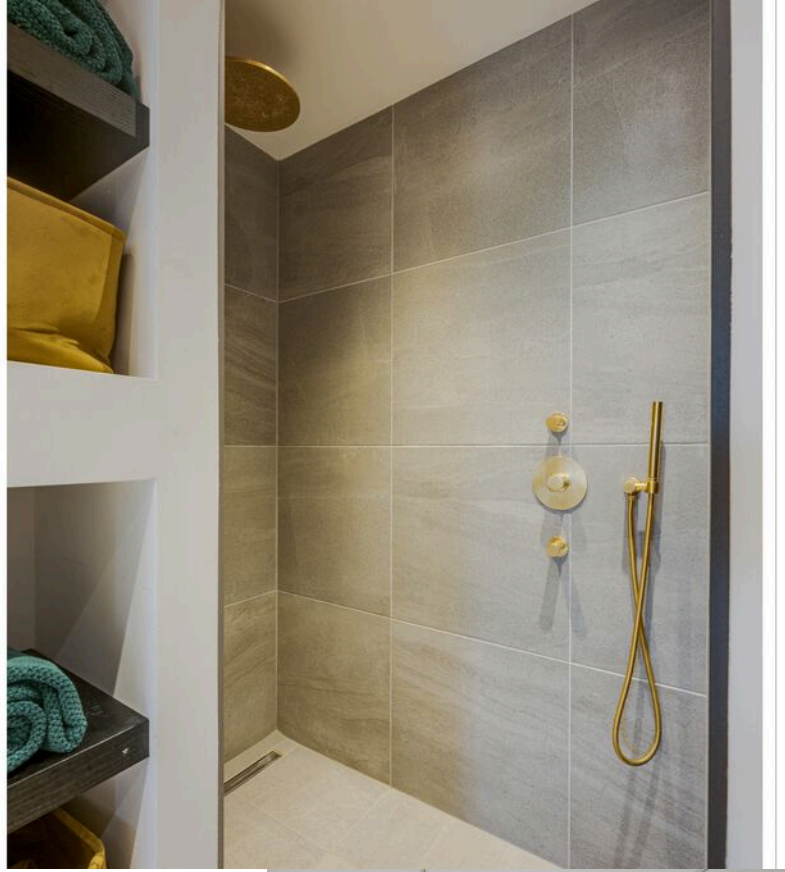
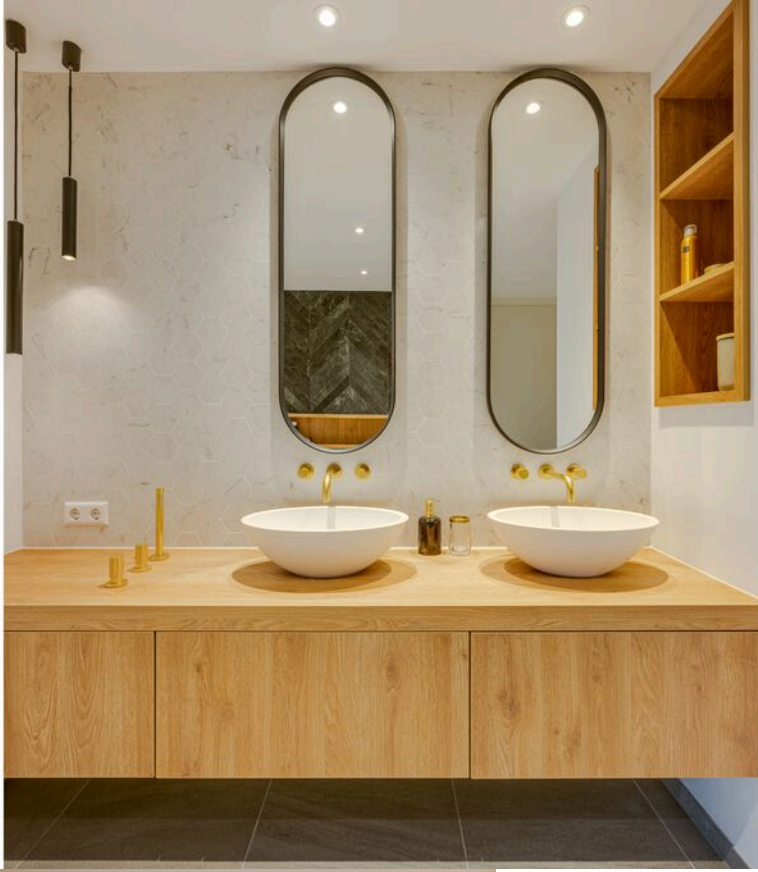


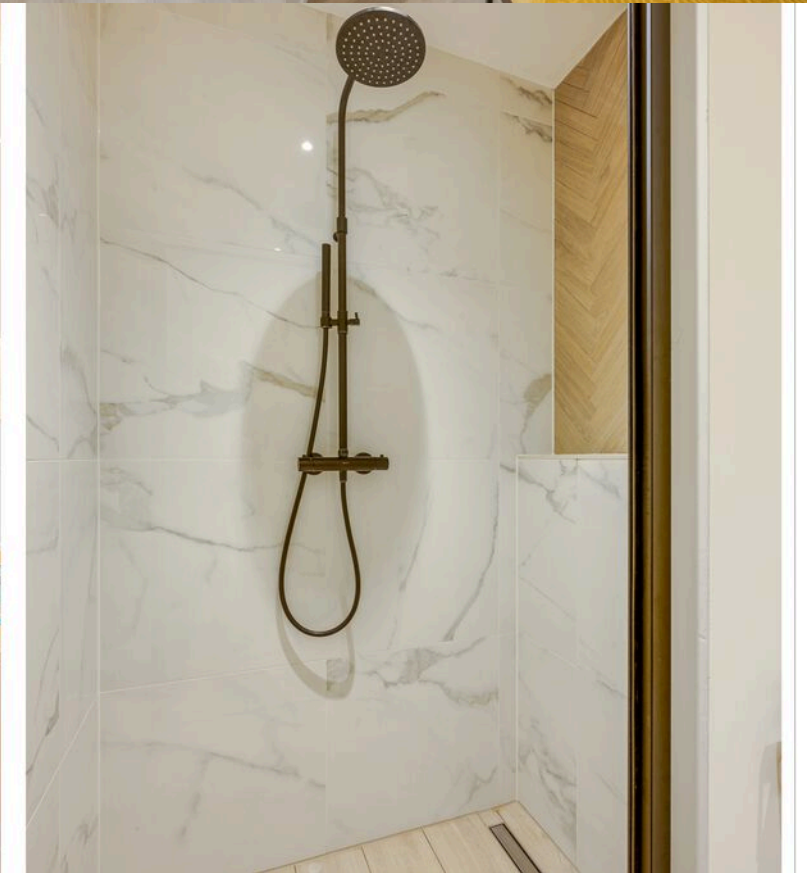












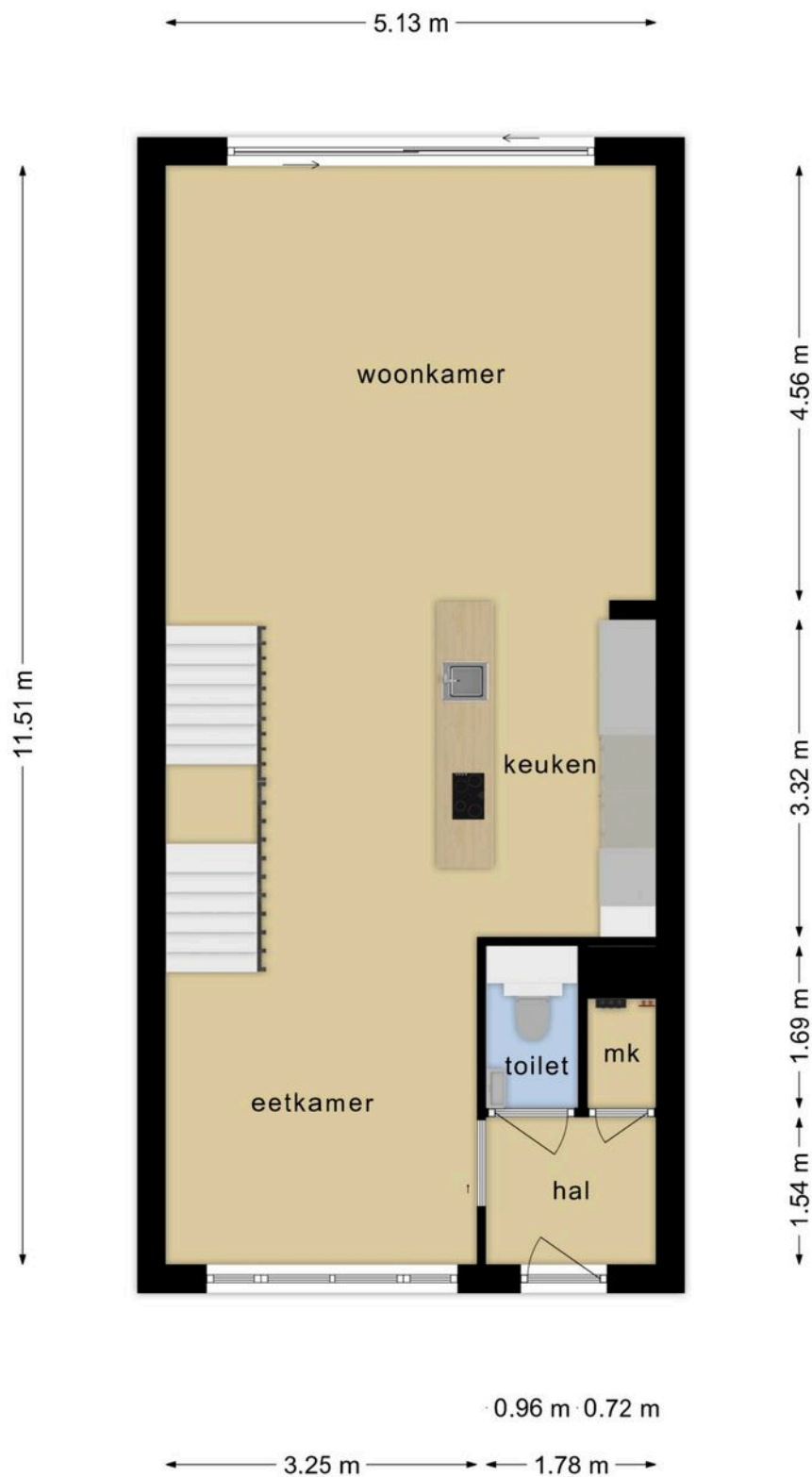






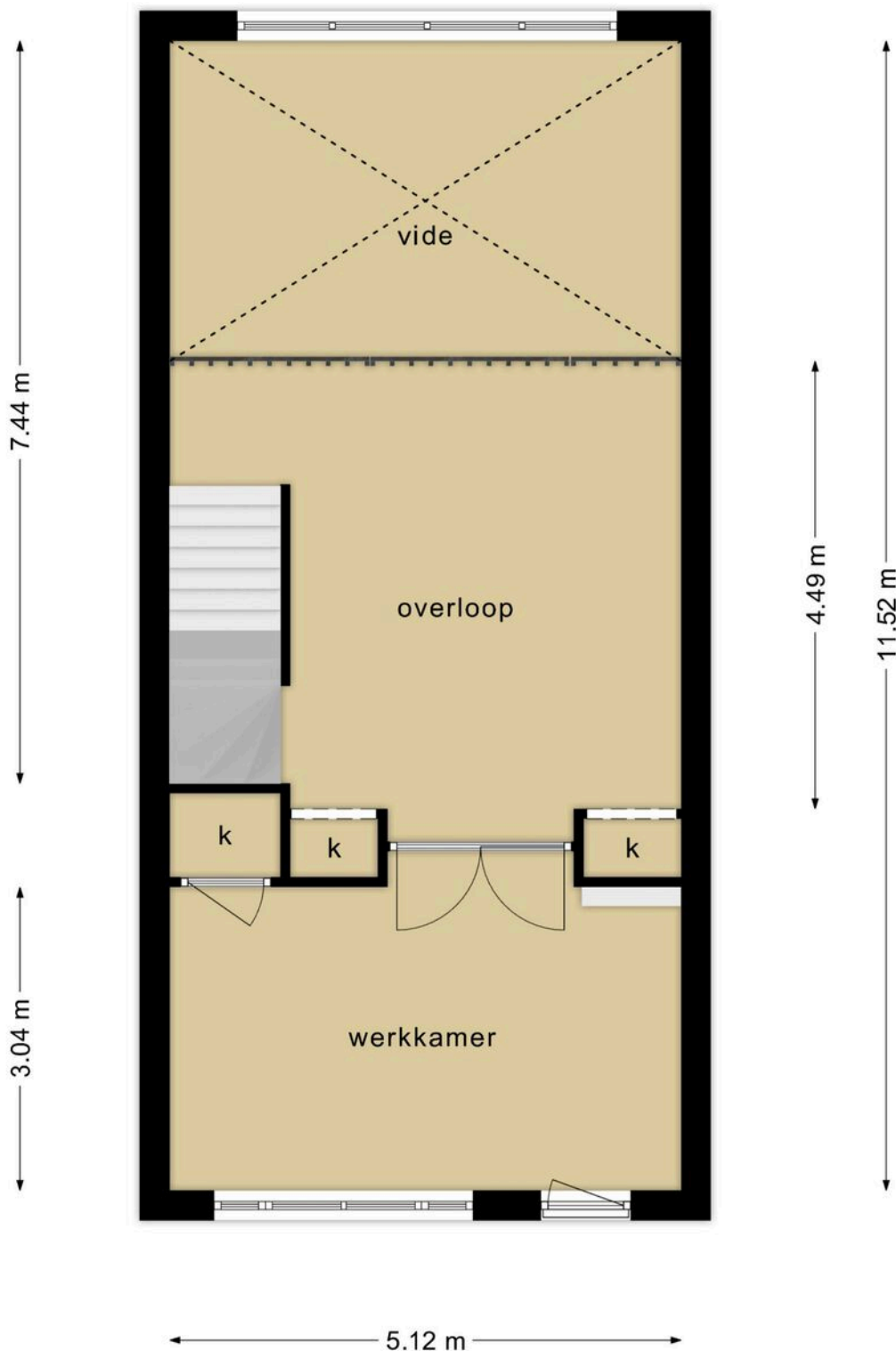


# Floorplan ground floor



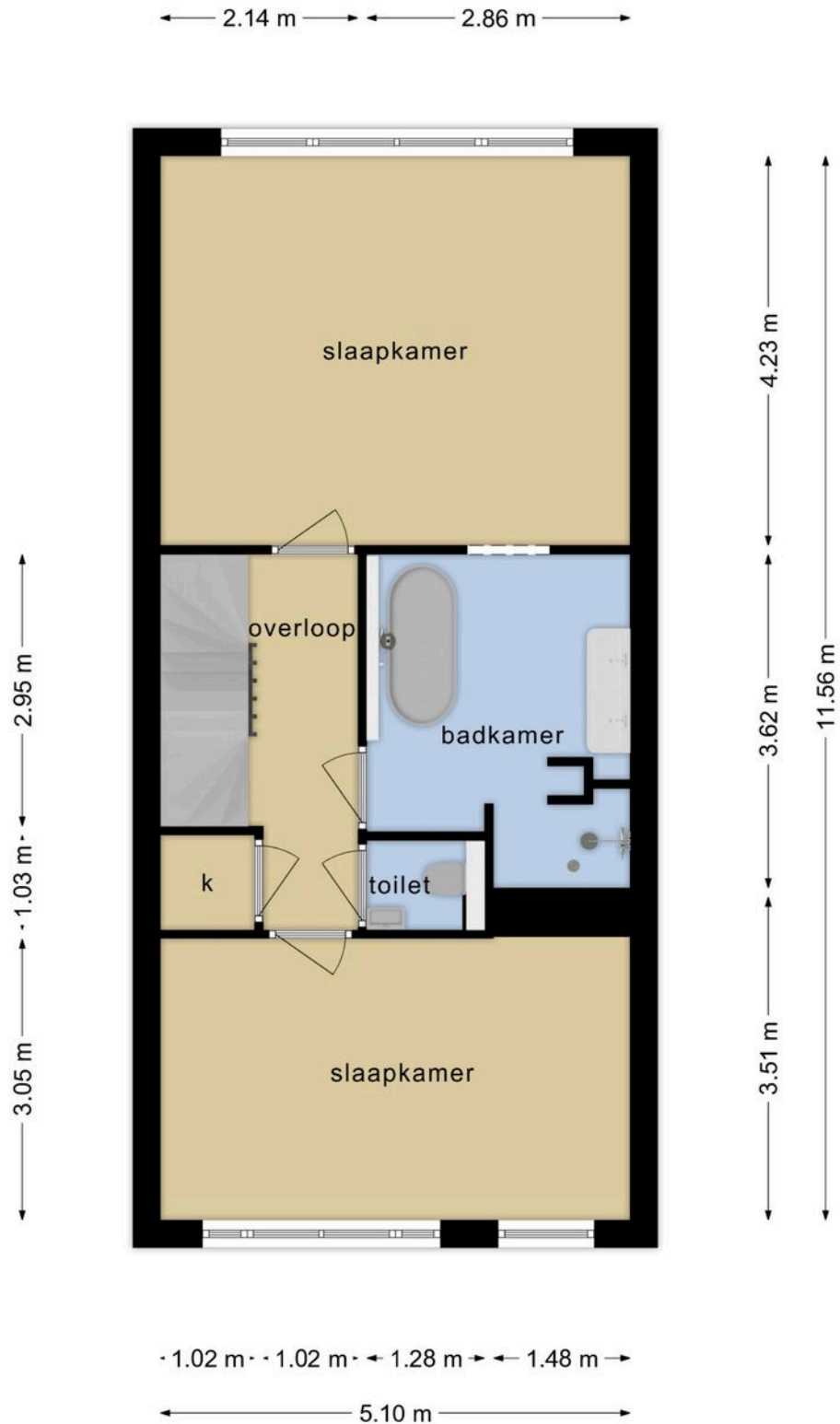
**Deze plattegronden zijn opgemaakt voor indicatieve doeleinden.  
Hieraan kunnen geen rechten worden ontleend.**

# Floorplan first floor



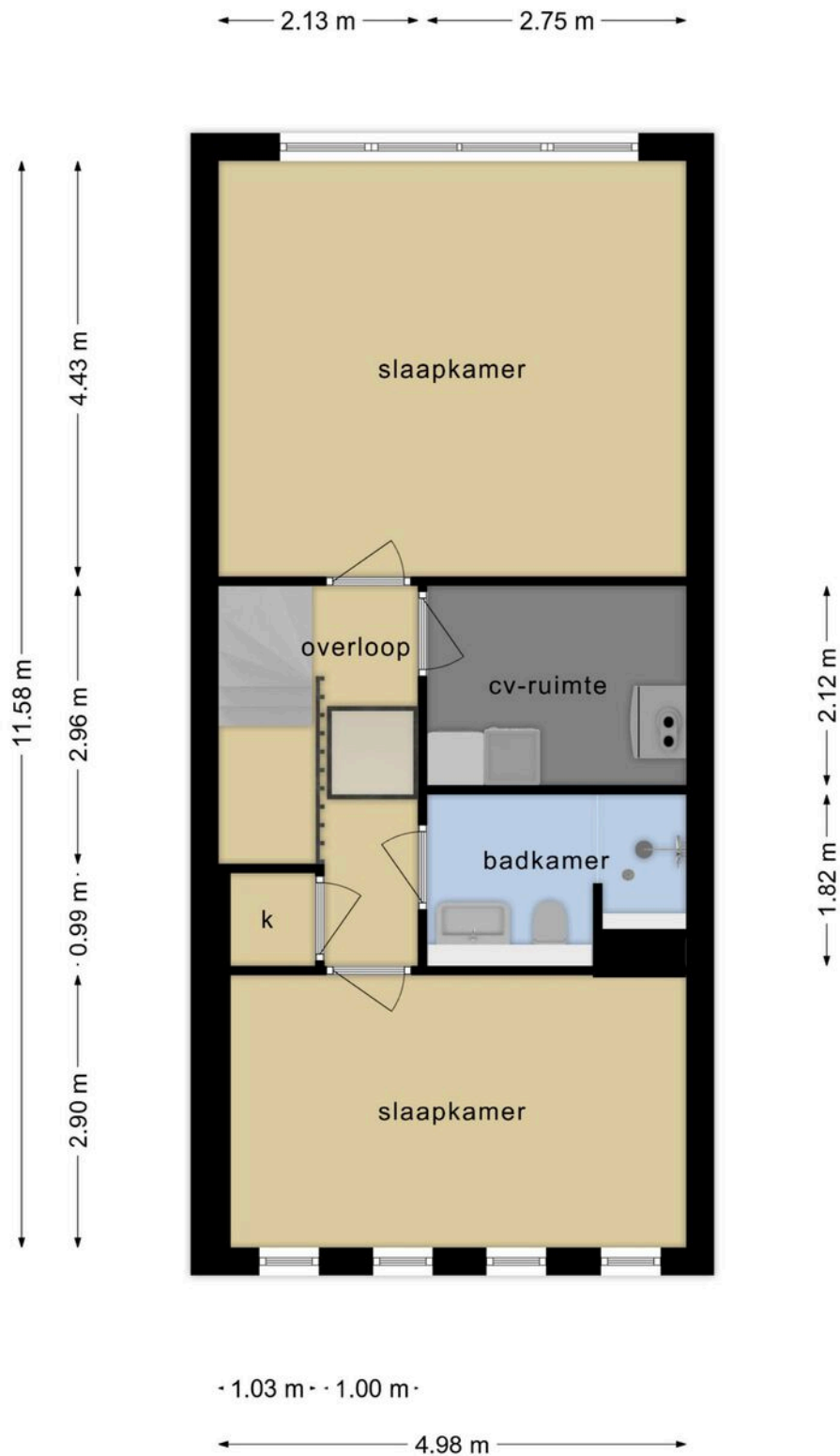
**Deze plattegronden zijn opgemaakt voor indicatieve doeleinden.  
Hieraan kunnen geen rechten worden ontleend.**

# Floorplan second floor



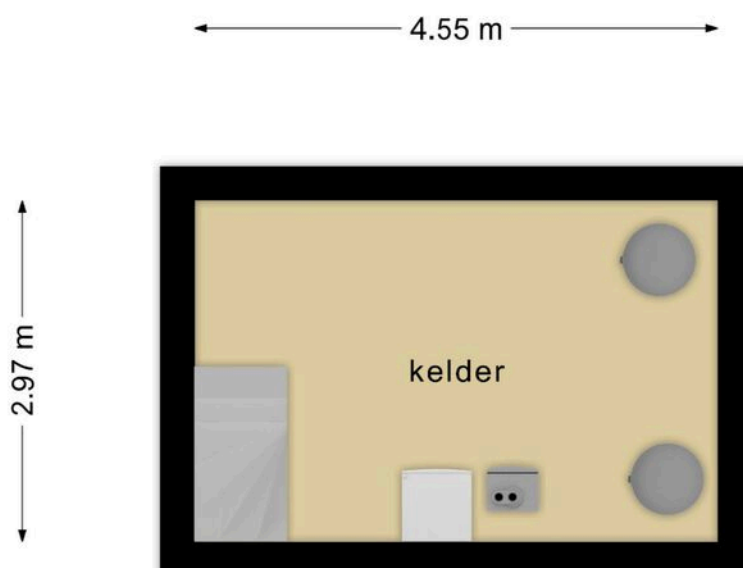
**Deze plattegronden zijn opgemaakt voor indicatieve doeleinden.  
Hieraan kunnen geen rechten worden ontleend.**

# Floorplan third floor



**Deze plattegronden zijn opgemaakt voor indicatieve doeleinden.  
Hieraan kunnen geen rechten worden ontleend.**

# Floorplan cellar



**Deze plattegronden zijn opgemaakt voor indicatieve doeleinden.  
Hieraan kunnen geen rechten worden ontleend.**

# Floorplan

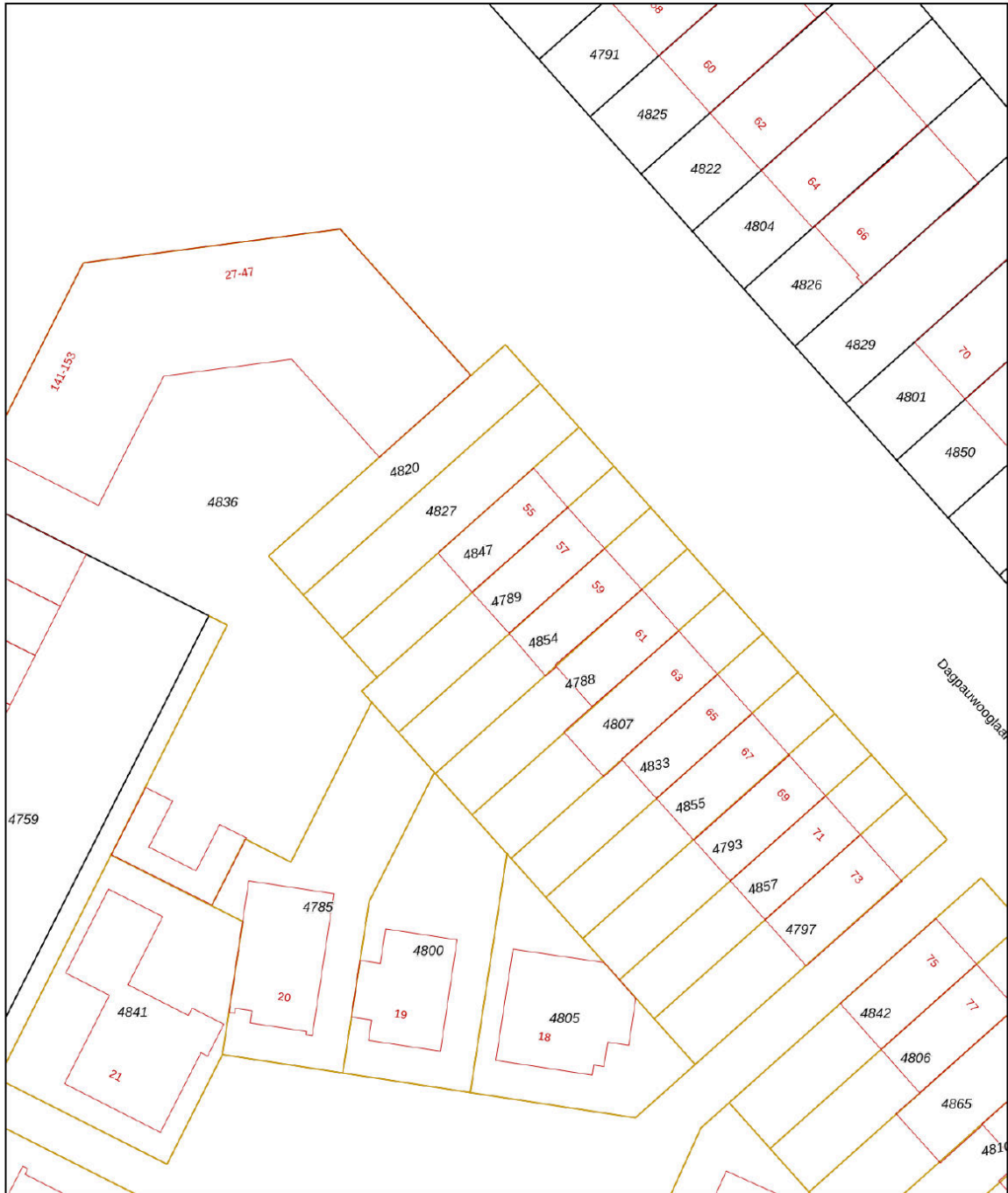


Deze plattegronden zijn opgemaakt voor indicatieve doeleinden.  
Hieraan kunnen geen rechten worden ontleend.

# Cadastral map

Kadastrale kaart

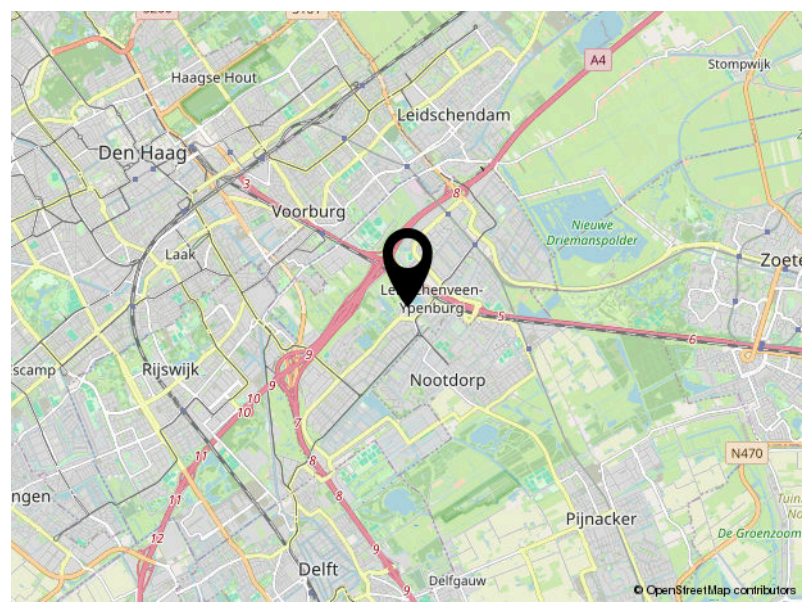
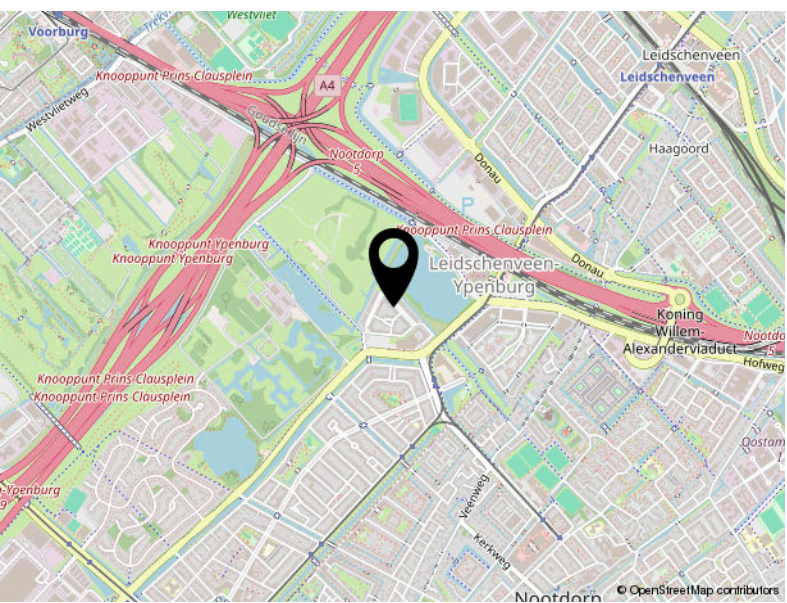
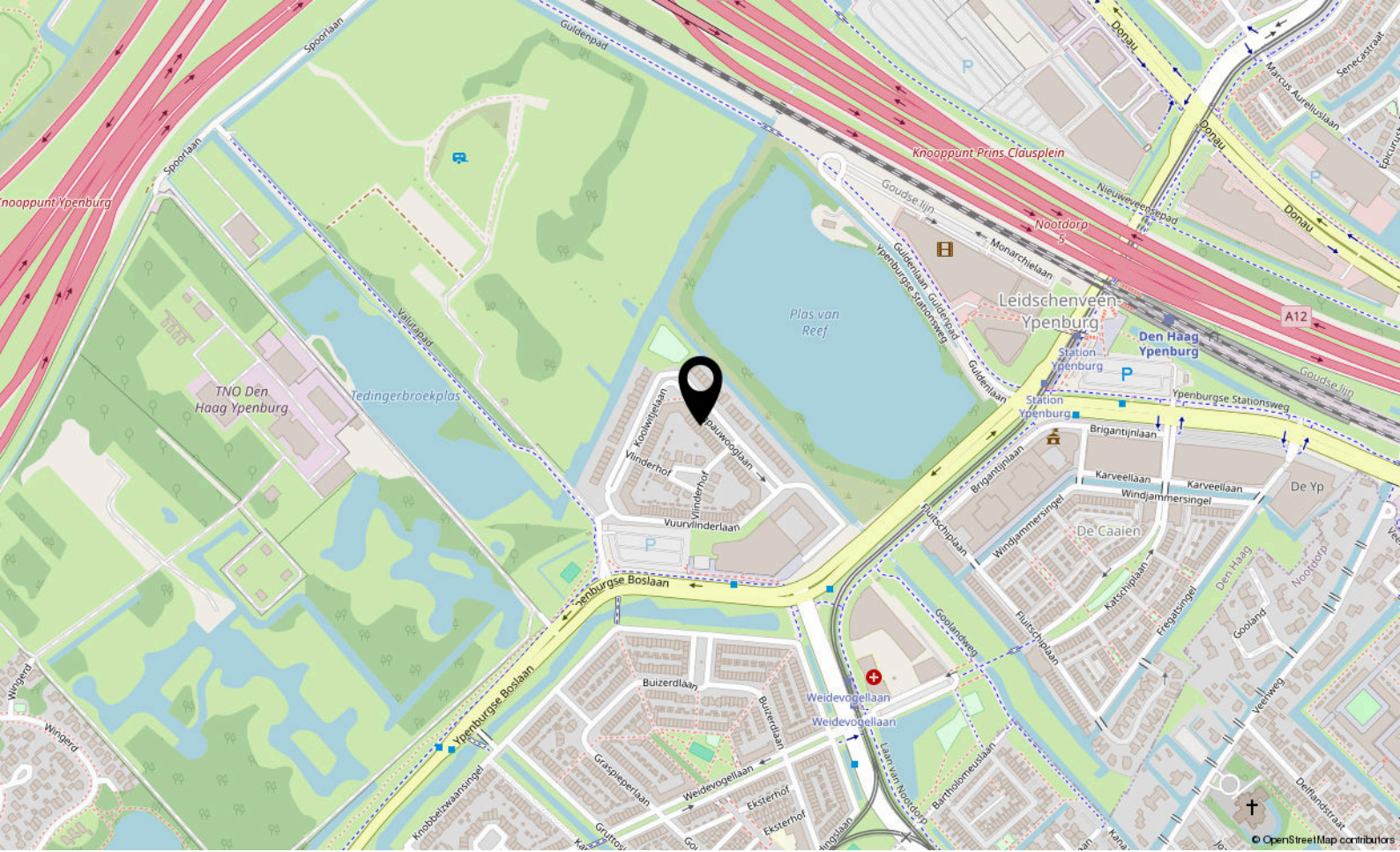
Uw referentie: 2717025\_2



<b>12345</b> 25	Deze kaart is noordgericht Perceelnummer Huisnummer	Schaal 1: 500	<b>kadaster</b> 
	Vastgestelde kadastrale grens	Kadastrale gemeente 's-Gravenhage	
	Voorlopige kadastrale grens	Secctie BF	
	Administratieve kadastrale grens	Perceel 4789	
	Bebouwing		

Voor een eensluidend uittreksel, geleverd op 4 januari 2024  
De bewaarder van het kadaster en de openbare registers

Aan dit uittreksel kunnen geen betrouwbare maten worden ontleend.  
De Dienst voor het kadaster en de openbare registers behoudt zich de intellectuele eigendomsrechten voor, waaronder het auteursrecht en het databankenrecht.



# Locatie

DAGPAUWOGLAAN 57

Den Haag





Tauber 52  
2491 DA Den Haag

070 756 8024  
[info@nivitamakelaars.nl](mailto:info@nivitamakelaars.nl)  
[www.nivitamakelaars.nl](http://www.nivitamakelaars.nl)