HARSVELD
VASTGOED

FOR SALE · THE HAGUE

Aaltje Noordewierstraat 142



Light-filled living, contemporary details and space to make your own.

Asking price €775,000 — buyer’s costs

SALES BROCHURE

WELCOME HOME

The property at a glance



Large windows, a bright living room and a modern kitchen give this home an inviting feel. A balcony, garden and garage provide space to enjoy and make your own.

Solar panels, a home battery, hybrid heat pumps and an A+ energy rating reflect the investment in comfort and energy efficiency.

128 m²	**518.15 m³**	**124 m²**
LIVING AREA	GROSS VOLUME	PLOT AREA
5	**3**	**1972**
ROOMS	BEDROOMS	YEAR BUILT

A welcoming entrance



GROUND-FLOOR HALLWAY



STAIRS TO THE FIRST FLOOR

The hallway connects the entrance to the ground-floor rooms. The stairs lead to the first floor, where you will find the living room and kitchen.

STAIRS & LIVING FLOOR

From living to resting





FIRST FLOOR

From the living floor, the stairs lead to the second floor, home to the bedrooms and bathroom.

The open staircase and light finishes create a pleasant connection between the living and bedroom floors.

Light and atmosphere





COOKING & DINING

A kitchen to gather in





A contemporary home







BEDROOMS

A place to unwind





BATHROOM

Clean lines, calming colours







Space to make your own





Another side of the home

The room is currently used as a practice room.





OUTDOOR LIVING

Your own outdoor retreat





Peaceful living, close to it all









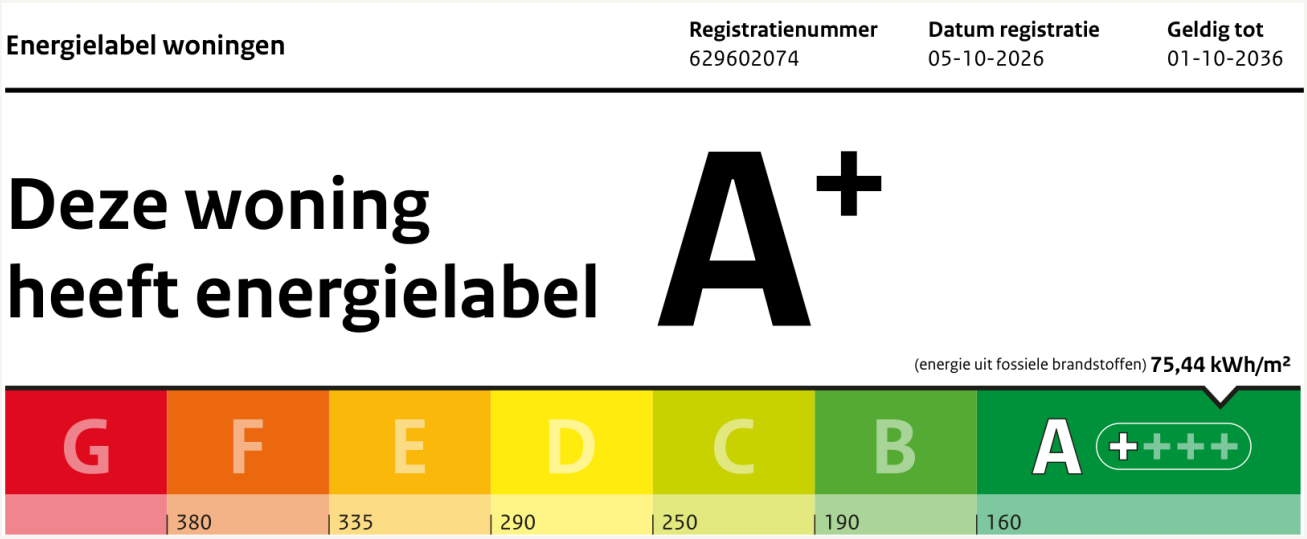
Set in a quiet courtyard on Aaltje Noordewierstraat, with Laan van Meerdervoort nearby, this home offers a peaceful setting with everyday conveniences within easy reach. A lively shopping centre is a short walk away. Kijkduin and Park Meer en Bos are also within walking or cycling distance. Enjoy a leafy stroll, fresh sea air and beautiful natural surroundings, with all the convenience of city living.

EASY ACCESS TO THE CITY CENTRE

Public transport is close by. Tram 3 stops at Mozartlaan and Pisuissestraat, with direct services to Grote Markt, Spui and Den Haag Centraal. The city centre’s shops, cafés and cultural attractions are easy to reach. At Pisuissestraat, bus 26 also provides connections towards Kijkduin and Hollands Spoor station.

Transport information: HTM, October 2026. Current routes and times: htm.nl.

A+ energy rating





According to the energy certificate, the solar panels have a total capacity of 4,848 Wp. The Zonneplan Nexus home battery has a capacity of 20 kWh, with smart controls and monitoring through the app. An electric vehicle charging point is also installed.



The full energy certificate is available on request.

Warmth and comfort



QUATT HYBRID

The home is equipped with two Quatt Hybrid heat pumps. Installed in 2024, the system is combined with a Tado thermostat. The hybrid system works alongside the central heating installation.

UNDERFLOOR HEATING

Underfloor heating adds to the comfort of the home. Together with the insulation and modern installations, it provides a welcoming foundation for comfortable living.

Investment in insulation



INSULATED GROUND FLOOR

In September 2021, approximately 47 m² of flooring was insulated with an average 10 cm layer of polyurethane foam (PUR), including the foundation edges. The insulation has an Rd value of 4.0 m²K/W.

ROOF RENEWAL

The roof covering was renewed in 2024. Tapered insulation was also installed, and the roof edging, rainwater drainage and ventilation pipes were replaced. Maintenance and insulation have therefore also been addressed at roof level.

Window frames and glazing

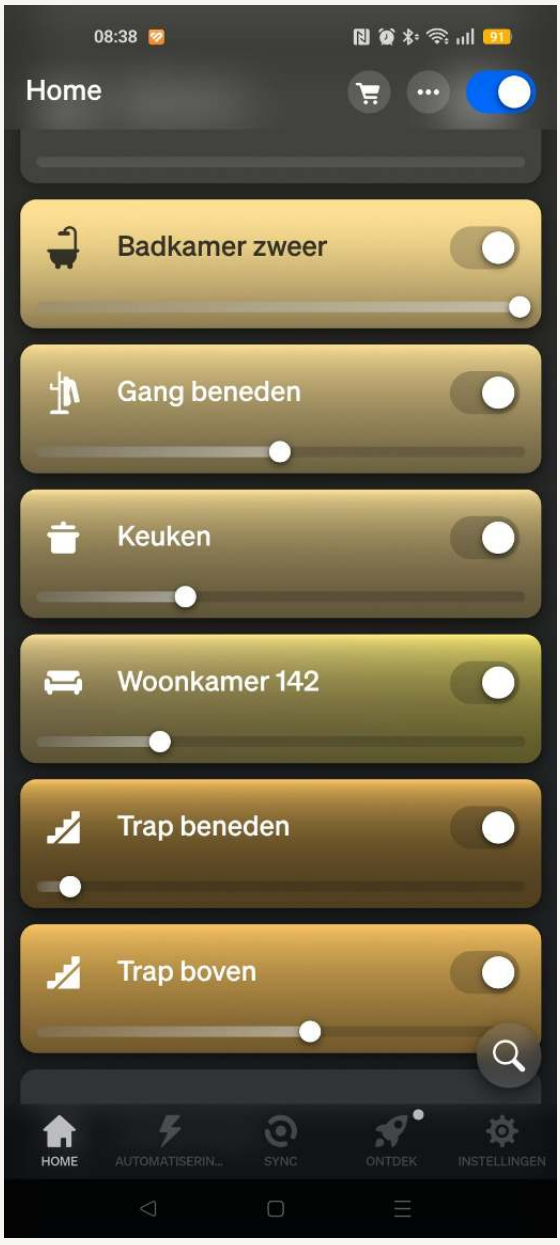
UPVC WINDOW FRAMES WITH HR++ GLAZING

The window frames throughout the property have been replaced with uPVC frames and HR++ high-efficiency double glazing. This includes the living room, kitchen, bedrooms and practice room. The replacement front door and its frame are made of aluminium.

INVESTMENT IN COMFORT

High-efficiency glazing, floor and roof insulation, solar panels, a home battery and hybrid heat pumps demonstrate the investment made in several aspects of this home.

Smart living at your fingertips



PHILIPS HUE



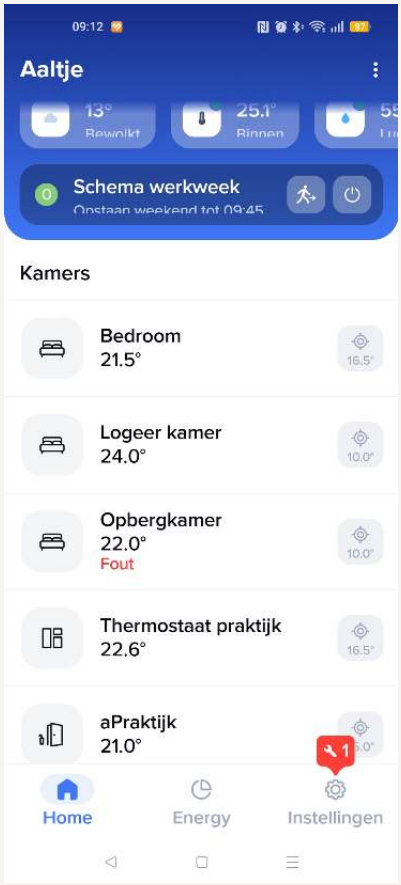
GOOGLE NEST

Several home functions can be controlled and monitored through apps. Philips Hue controls lighting in areas including the living room, kitchen, hallway and staircases. Google Nest provides access to footage from the doorbell and cameras.

Comfort in every room



TADO



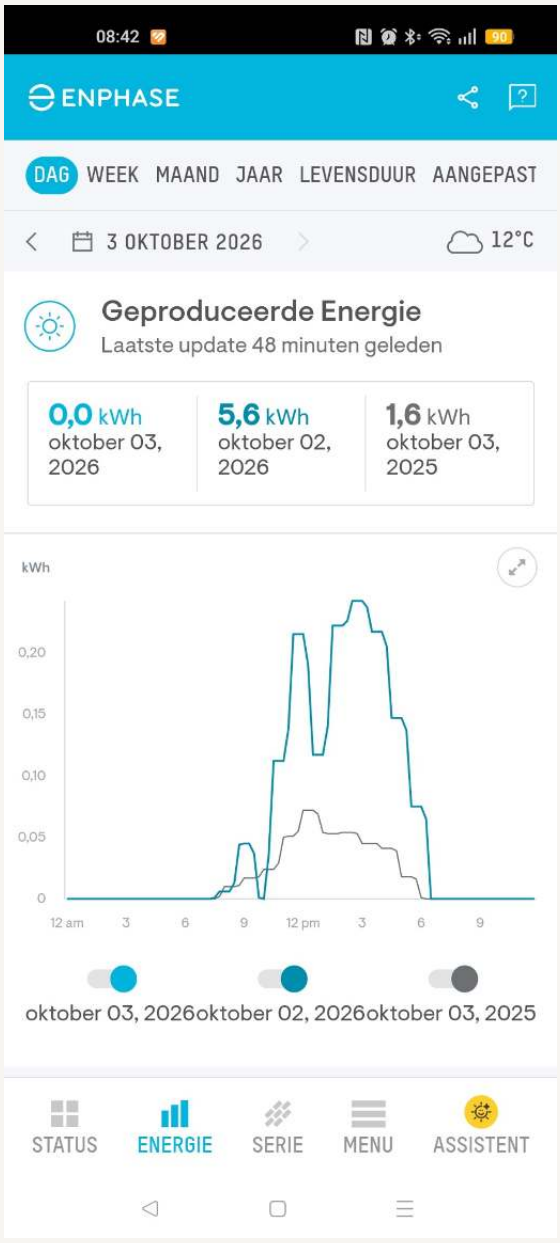
NETATMO ENERGY



QUATT

The Tado app controls the thermostat. Netatmo Energy manages the smart radiator valves and temperatures in individual rooms. The Quatt app provides insight into the hybrid heat pumps, heat output and electricity consumption.

Monitoring solar energy



ENPHASE ENLIGHTEN



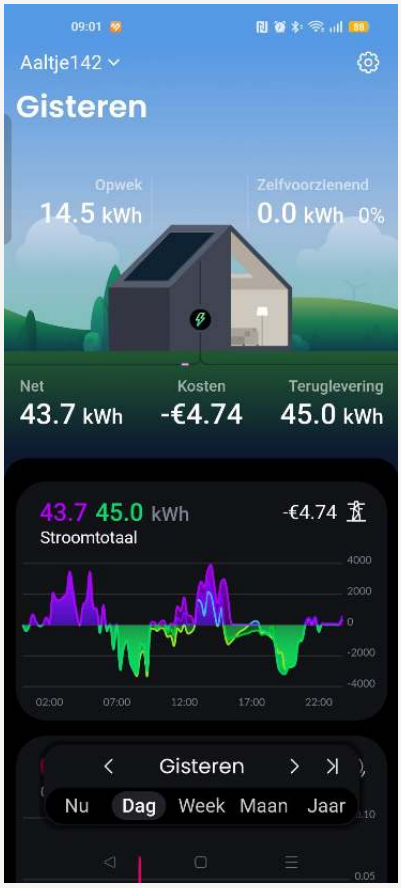
MYSOLAREDGE

The solar panels can be monitored through Enphase Enlighten and mySolarEdge. The apps show energy production and output over different periods, making it easy to track the solar installations.

Energy at a glance



HOMEWIZARD: SOLAR PANELS



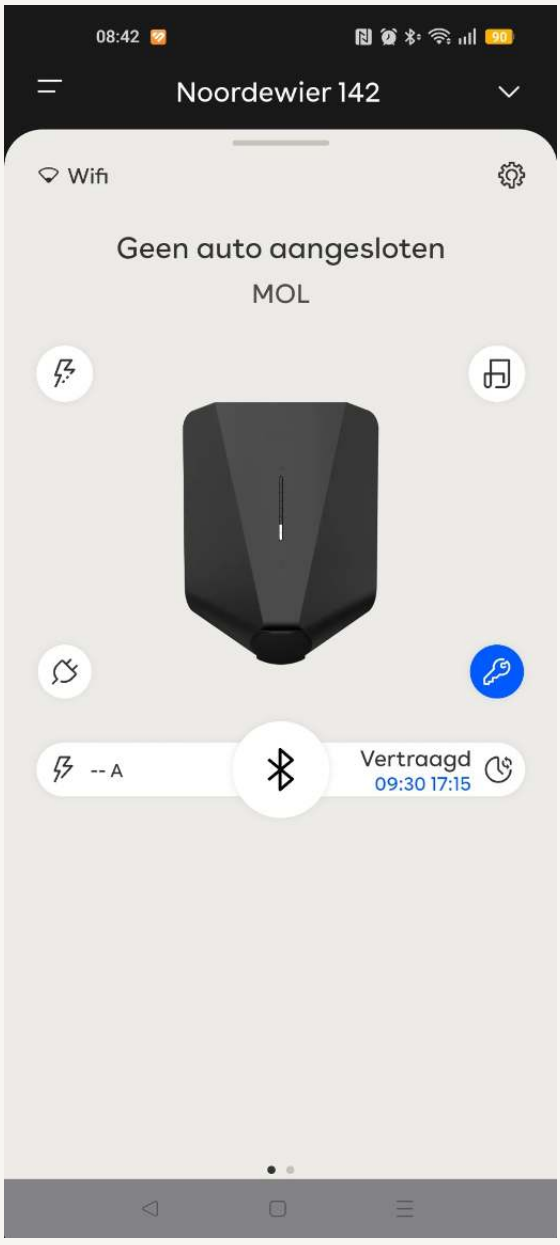
HOMEWIZARD: CONSUMPTION



ZONNEPLAN

HomeWizard Energy shows electricity consumption, electricity exported to the grid and solar generation. The Zonneplan app displays the home battery, charge level, energy prices and electricity and gas data. The screenshots show examples of use by the current owners.

Charging and energy storage



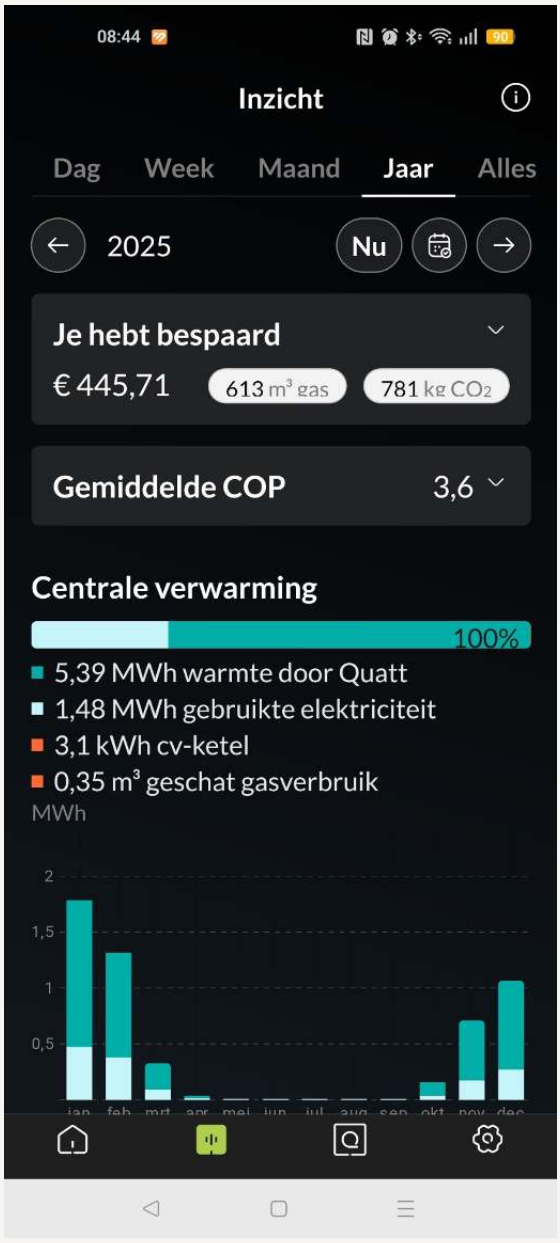
EASEE



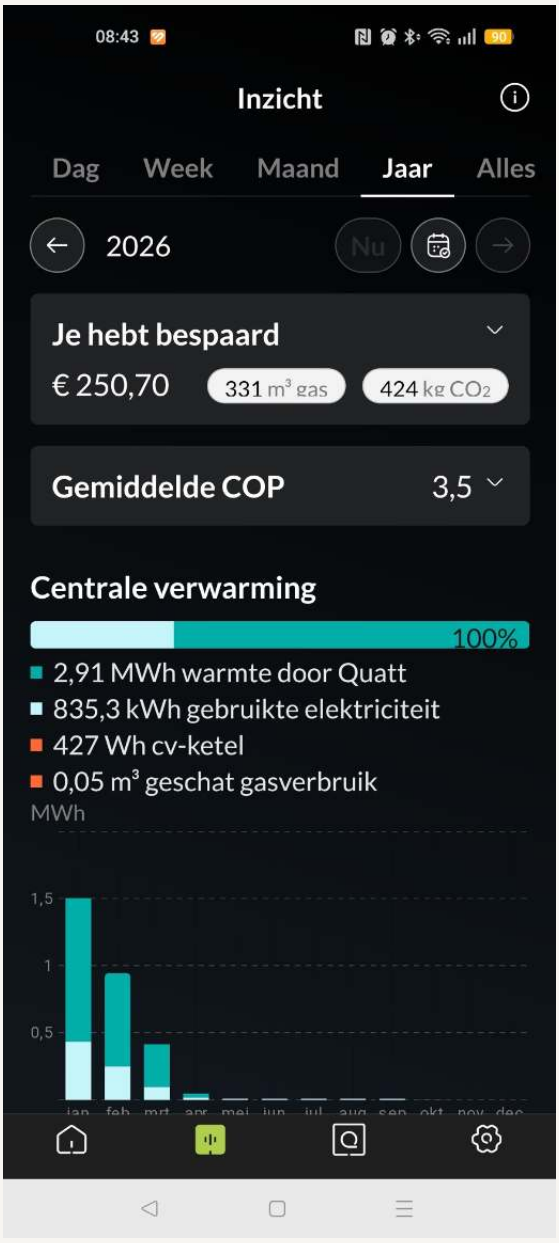
ZONNEPLAN: STATISTICS

The electric vehicle charging point can be managed through the Easee app, which shows connection and charging status. Zonneplan also provides statistics on home battery activity and returns. The amounts shown are historical figures relating to the current owners.

Heat pump performance



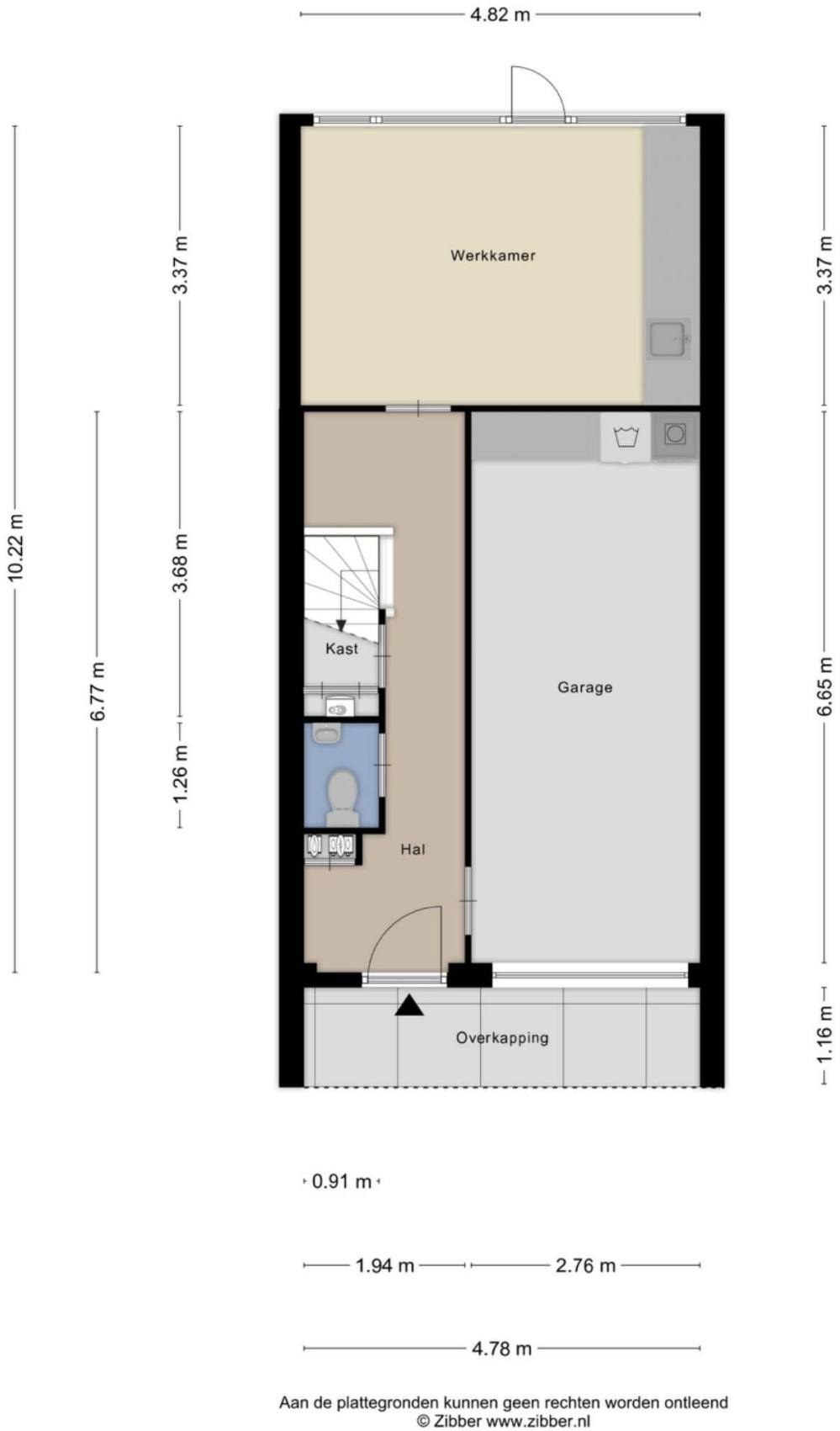
QUATT: OVERVIEW 2025



QUATT: OVERVIEW 2026

Alongside current operation, the Quatt app shows how much heat the heat pumps have produced and how much electricity they have used. It also shows their contribution relative to the boiler and performance over longer periods. These examples show historical data for the current installation and the owners' use.

Ground floor



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Ground floor and garden



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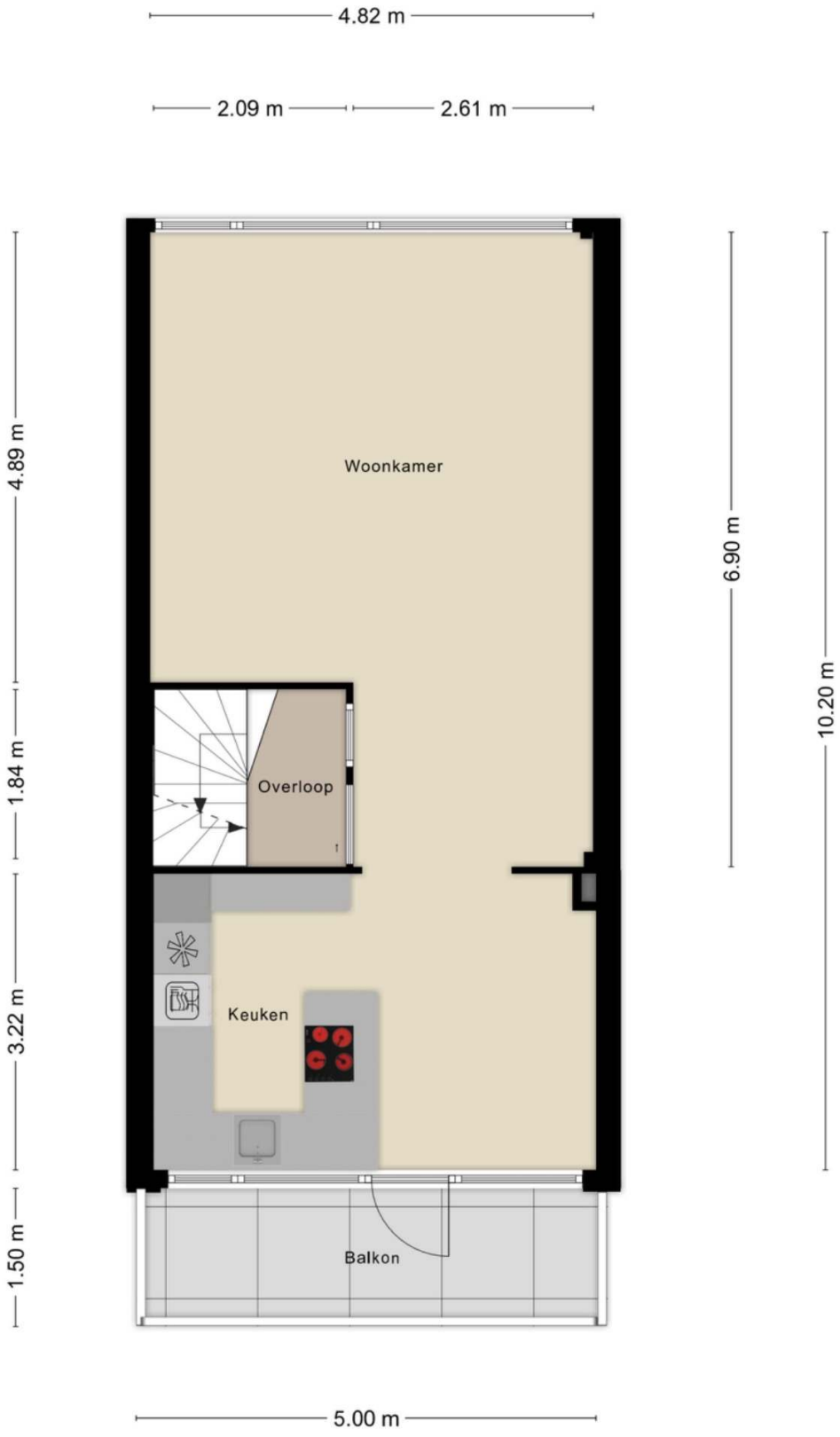
First floor



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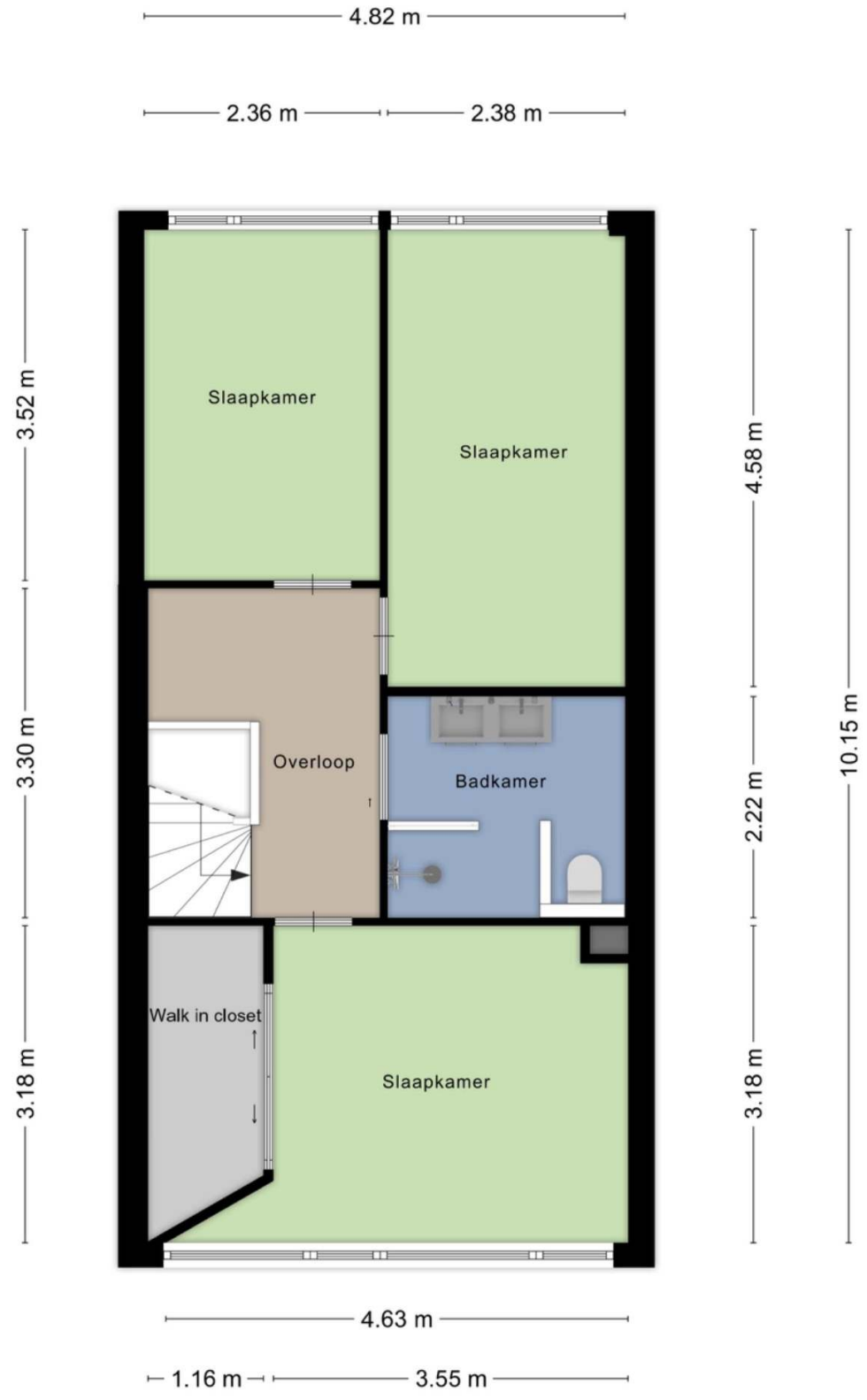
Second floor



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PROPERTY DETAILS & CONTACT

Find out more or arrange a viewing

Contact Ralf Harsveld for further information or to arrange a viewing.

Asking price	€775,000 — buyer's costs
Living area	128 m²
Other internal floor area	18.3 m²
Gross volume	518.15 m³
Plot area	124 m²
Rooms / bedrooms	5 rooms, including 3 bedrooms
Tenure	Freehold
Completion	By agreement
Year built	1972
Energy rating	A+

This brochure has been prepared with care. No rights may be derived from its information, photographs or floor plans. Areas and dimensions are indicative.

HARSVELD
VASTGOED

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