



**Antwerpsestraat 1**  
**2587 AE Den Haag**

**€ 4.750.000 k.k.**

<b>Price</b>	€ 4.750.000 k.k.
<b>Decoration</b>	Partly furnished
<b>Status</b>	Available
<b>Acceptance</b>	In consultation
<b>House type</b>	Villa, detached house
<b>Build type</b>	Existing
<b>Year of construction</b>	1883
<b>Maintenance inside</b>	Excellent
<b>Maintenance outside</b>	Excellent
<b>Location</b>	Clear view
<b>Particulars</b>	Monumental house, monument, double housing possible, protected town view
<b>Living surface</b>	543m <sup>2</sup>
<b>Plot surface</b>	742m <sup>2</sup>
<b>Other surface</b>	14m <sup>2</sup>
<b>Volume</b>	2.399m <sup>3</sup>
<b>Rooms</b>	11
<b>Bedrooms</b>	5
<b>Bathrooms</b>	2
<b>Floors</b>	4
<b>Facilities</b>	Alarm, sauna
<b>Energy label</b>	A
<b>Isolation</b>	Roof insulation, wall insulation, floor insulation, insulated glazing
<b>Hot water</b>	Central heating, electric boiler rent
<b>Heating</b>	Central heating, Heat pump
<b>Furnace</b>	(2016, combined furnace, owned)
<b>Balcony</b>	Yes
<b>Garden</b>	Garden all round
<b>Shed</b>	Free standing, wood
<b>Garage type</b>	Lock-up
<b>Capacity</b>	1
<b>Sizes</b>	15m <sup>2</sup> , 265×550

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Antwerpsestraat 1 in The Hague - Belgisch Park

RENOVATED DREAM VILLA UNIQUE IN ITS CLASS

It is without a doubt one of the most beautiful villas ever built in The Hague – Villa 'Katharos' in 1883.

This fantastic dream villa, built in 1883 and completely renovated to a very luxurious, high-quality in 2015, is a 10-minute walk from the beach, sea and dunes. The very best and most exclusive materials have been used. You only have to take one look at this villa and you will immediately understand why this pearl fully deserves the status of a “National Monument”.

The villa is located on a drop-shaped sunny plot (Southwest) of approximately 740 m<sup>2</sup> and includes an amazing living room with French doors to the chic veranda. The beautiful kitchen is characterized by its modern finish and the daylight-flooded breakfast area with its own terrace.

On the first floor there are several bedrooms including a master suite with dressing and sitting room and a beautiful bathroom. We call the atmosphere Royal! That indefinable feeling of luxury due to the presence of eye-catchers such as: a wardrobe for your pumps and moccasins and an attractive fireplace that warms you during your visit to the high-end designer bathroom.

In addition, on the fourth floor there is a beautiful open space where several bedrooms can be created, including a bathroom and a kitchen. Also consider other purposes such as office space or you can use the floor as a place for your nanny.

Finally, there is a very idyllic tower room and a basement where a superior fitness room is located. This is fully equipped with a sauna, shower and patio doors to the garden.

This villa naturally includes an oasis of greenery. The lovely garden facing southwest is clearly architecturally designed. A calling card for this dream house! A tasteful and well thought-out design that makes it not only wonderfully green, but also extremely private.

In short, a more than unique villa that has been finished in detail with the most beautiful materials, located in a beautiful location.

Particularities:

For a compilation of this villa, watch our video that shows the house 360 ??degrees.

Prime location;

Category: One of a kind living; every conceivable luxury and comfort.

National monument;

Totally high-end renovated;

Great kitchen with all conceivable exclusive A class built-in appliances;

Impressive living room that looks very cozy thanks to its size with all-round access to the fantastic veranda on the Southwest;

House is totally insulated and equipped with a heat pump;

Energy label A;

Beautiful basement with luxurious wellness and professional gym.

Guest room with private bathroom and a beautiful office;

On the 1st floor a master bedroom that is comparable to the “Presidential suite” of an exclusive hotel, including a spacious walk-in dressing room with custom-made cupboards;

Very luxurious bathroom with beautiful materials;

The property is completely enclosed by a beautiful fence that can be operated automatically.

Sufficient parking options;

Additional parking available in the closed garage around the corner of the house.

Luxurious designed garden with plenty of privacy.

Purchase price in consultation;

Delivery in consultation.

Viewing possible Monday to Sunday. We take all the time to show you around this beautiful house.

We are also ready to assist you with the sale of your current house within or outside The Hague





















