



**Nieuwe Parklaan 15**  
**2597 LA Den Haag**

**€ 2.950.000 k.k.**

<b>Price</b>	€ 2.950.000 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>	1912
<b>Maintenance inside</b>	Excellent
<b>Maintenance outside</b>	Excellent
<b>Location</b>	Near park, open location, in forest area
<b>Particulars</b>	Monumental house, monument, double housing possible, protected town view
<b>Living surface</b>	555m <sup>2</sup>
<b>Plot surface</b>	970m <sup>2</sup>
<b>Volume</b>	2.057m <sup>3</sup>
<b>Rooms</b>	16
<b>Bedrooms</b>	6
<b>Bathrooms</b>	2
<b>Floors</b>	4
<b>Facilities</b>	Alarm, cable tv, smoke duct
<b>Isolation</b>	Partial insulated glazing
<b>Hot water</b>	Central heating
<b>Heating</b>	Central heating, Fireplace
<b>Furnace</b>	Hr ketel (combined furnace, owned)
<b>Balcony</b>	Yes
<b>Garden</b>	Garden all round
<b>Shed</b>	Free standing, stone
<b>Shed facilities</b>	Electricity

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Nieuwe Parklaan 15, Den Haag – Westbroekpark

Villa Aruba A Monumental Residence of Charm, History, and Luxury

Villa Aruba, situated at the prestigious Nieuwe Parklaan 15, stands as one of the most captivating heritage homes in The Hague. Bordering the elegant city center and the vibrant coastal district of Scheveningen, this magnificent residence offers a rare combination of architectural grandeur, historical character, and modern luxury.

With a remarkable living space of approximately 555 m<sup>2</sup> and nestled on a lush, private plot of 970 m<sup>2</sup>, this stately villa exudes elegance and tranquility. Surrounded by mature trees and beautifully landscaped gardens, the home features five terraces and numerous sun-soaked spots, making it one of the most romantic and charming properties in the area.

#### Architectural Heritage & Timeless Style

Designed in 1905 by renowned architect L.A.H. de Wolf for the Peek family (of Peek & Cloppenburg fame), Villa Aruba was completed in 1912 and has since remained a striking example of early 20th-century architecture. Original features such as ornamental ceilings, stained glass windows, grand staircases, and solid wood floors have been lovingly preserved, blending old-world elegance with modern comfort.

Designated as a municipal monument, the villa holds significant architectural and cultural value. Despite its protected status, it offers vast potential for bespoke contemporary updates, making it not only a historic treasure but a versatile and functional modern home.

#### Layout Overview

##### Ground Floor

Step into a world of elegance through the stately vestibule, featuring stained-glass doors that set the tone for the rest of the home. A classic front office with a working wood-burning stove greets visitors, ideal for private consultations or work-from-home days.

The grand lounge hall features original terrazzo flooring, wood paneling, and a sweeping staircase. The formal salon, with large windows and stained-glass details, boasts a marble fireplace and parquet floors, creating a warm, sunlit atmosphere.

En-suite doors lead to a spacious living room, richly appointed with oak flooring and a marble mantelpiece. A charming glass-walled conservatory opens onto a southwest-facing terrace made of maintenance-free synthetic teak — perfect for al fresco dining year-round.

The modern kitchen, formerly the staff corridor, includes luxury appliances such as a Boretti oven, induction cooktop, Quooker, and a stainless-steel fridge with wine cooler. Adjacent is a cozy breakfast room with garden access, connecting to a private rear terrace and lush garden steps.

##### Basement

Designed for leisure and function, the basement offers a wine cellar, pantry, utility room, bathroom with rain shower, and the highlight: a private cinema room with adjoining bar ideal for entertaining or family movie nights.

##### First Floor

A spacious landing leads to several refined bedrooms. The master suite includes fitted wardrobes and opens to a covered balcony. A second large bedroom overlooks the avenue and connects to a luxurious bathroom with a freestanding tub, walk-in shower, double vanity, toilet, and underfloor heating. Additional rooms include a charming rear bedroom and a fourth bedroom currently used as a walk-

in wardrobe.

#### Second Floor

The top level features a sun-drenched rooftop terrace with views of the surrounding cityscape. Two front-facing bedrooms are accented with exposed wooden beams and built-in wardrobes. A stylish bathroom with a freestanding tub, walk-in shower, and toilet completes the floor. This level charms with its playful layout and original architectural details.

#### Charming Outbuilding

At the rear of the villa sits a separate guesthouse/studio of approx. 30 m<sup>2</sup>, perfect for use as an office, practice, atelier, or fitness space. Complete with a kitchenette, toilet, double French doors opening to the garden, and wood flooring, it provides the ideal private retreat or professional setup.

#### Garden & Exterior

Encircling the villa, the beautifully landscaped garden features mature trees, flowering borders, and several cozy seating areas, offering a serene escape just moments from city life. The electric gate provides access to secure, private on-site parking for multiple vehicles, with a covered bike/scooter storage area included.

#### Final Remarks

Villa Aruba is a rare opportunity to own a piece of The Hague's architectural history. Its blend of timeless charm, grand proportions, and modern luxury make it a truly unique residence. Located just minutes from the Scheveningen beach, The Hague's vibrant center, and some of the city's most esteemed neighborhoods, it offers an unmatched quality of life.

This lovingly maintained property invites you to experience its refined ambiance and extensive possibilities in person.

#### Key Features

Prime location on the border of The Hague and Scheveningen

Freehold land (approx. 970 m<sup>2</sup>) with fully landscaped garden

Approx. 555 m<sup>2</sup> of living space

Ceiling height approx. 3.60 m on ground and first floors

Designated municipal monument

Electric entrance gate

On-site parking for multiple cars

Structural survey available

Monument, age, and environmental clauses apply

Would you like to experience the elegance and grandeur of Villa Aruba for yourself? We warmly invite you for a private viewing.























































































