



**Graaf Arnulfpad 4**  
**2553 GW Den Haag**

**€ 2.295.000 k.k.**

<b>Price</b>	€ 2.295.000 k.k.
<b>Decoration</b>	Partly furnished
<b>Status</b>	Available
<b>Acceptance</b>	Directly
<b>House type</b>	Villa, detached house
<b>Build type</b>	Existing
<b>Year of construction</b>	2008
<b>Maintenance inside</b>	Excellent
<b>Maintenance outside</b>	Excellent
<b>Location</b>	On the waterfront, near park, near quiet road, in residential area, sheltered location, in forest area
<b>Particulars</b>	Special needs accessible
<b>Living surface</b>	362m <sup>2</sup>
<b>Plot surface</b>	768m <sup>2</sup>
<b>Other surface</b>	71m <sup>2</sup>
<b>Volume</b>	1.543m <sup>3</sup>
<b>Rooms</b>	13
<b>Bedrooms</b>	5
<b>Floors</b>	4
<b>Facilities</b>	Mechanical ventilation, alarm, outside sun screen, solar panel
<b>Energy label</b>	A
<b>Isolation</b>	Roof insulation, wall insulation, insulated glazing
<b>Hot water</b>	Central heating, gas boiler owned
<b>Heating</b>	Central heating, Gas heater
<b>Furnace</b>	Hr ketel (combined furnace, owned)
<b>Garden</b>	Garden all round
<b>Shed</b>	Extension, stone
<b>Shed facilities</b>	Heating, electricity, water
<b>Garage type</b>	Extension, stone
<b>Capacity</b>	2
<b>Sizes</b>	39m <sup>2</sup> , 651×598

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## Graaf Arnulfpad 4 – Vroondaal (The Hague)

### Exclusive French-Style Villa in Villapark Vroondaal – Tranquility, Elegance & Grand Living at Its Finest

Welcome to the serene beauty of Vroondaal – Hofstedepark, one of The Hague's most prestigious and sought-after residential areas. Nestled among broad avenues, mature trees and high-end architecture lies a truly exceptional home: Graaf Arnulfpad 4. This exclusive detached villa, built in a distinctive French country style, offers a rare opportunity to live in both luxury and privacy – with all the charm of a countryside estate, yet situated within the refined Villapark Vroondaal.

Whether you're seeking a stately family residence, an elegant home with representative office space, a separate guest suite, or a combination of all three – this villa delivers an unparalleled lifestyle. Every detail is curated with precision, every space finished with craftsmanship, and every element designed for both beauty and comfort.

### A Private Retreat within Villapark Vroondaal

Upon entering the private driveway, you are immediately enveloped in peace and discretion. This villa sits on a generous plot surrounded by a beautifully landscaped garden, complete with multiple sun terraces, ornamental paving, mature greenery and classic lighting. The overall atmosphere is reminiscent of the French countryside – yet this refined residence is located in the heart of the exclusive Villapark Vroondaal.

Built in 2008 and maintained to perfection, the villa's exterior features natural stone details, elegant façade work, window shutters, and stylish arched windows that reflect timeless European charm. The low-maintenance double garden storage units and electronically gated access points add practicality to the refined setting.

### Ground Floor – Welcoming, Representative & Comfortable

A grand entrance hall welcomes you inside, with high ceilings and a beautiful natural stone floor. The hallway includes a cloakroom, a guest lavatory in traditional English style with a classic washbasin, and access to the basement.

### Home Office & TV Lounge

To the left of the entrance, you'll find an elegant home office fitted with custom cabinetry and a classic wood floor. A glass interior window connects the office to an adjacent TV lounge – a cozy, informal space ideal for relaxation or private conversation, complete with acoustic treatments and blackout options.

### Living Room & Orangerie

To the right, double glass-paneled doors open into a grand living room with a ceiling height of approx. 2.73 meters. Flooded with natural light, this space offers multiple sitting areas. A centrally positioned modern gas fireplace with glass lift door creates ambiance and divides the lounge from the dining room without compromising the open-plan feel.

The formal dining area is located in a beautiful orangerie with arched windows, a second fireplace, and French doors opening directly onto the garden – the perfect setting for elegant dinners, festive occasions, or tranquil evenings with friends.

### Kitchen – French Charm with Contemporary Functionality

The kitchen is the heart of the home, and this one truly shines. Custom-made in a classic French design, the kitchen features panelled cabinetry, crown mouldings, and a robust granite countertop. All appliances are high-end and seamlessly integrated:

La Cornue range cooker with five burners and multiple ovens  
Miele steam oven, pyrolytic combi-oven and dishwasher  
Quooker boiling water tap, integrated refrigerator and freezer  
Spacious kitchen island offering ample prep and storage space  
Double French doors lead to a large covered terrace with electric heaters and retractable sun awnings, allowing for comfortable year-round outdoor living.

#### Garage with Extras

The spacious integrated garage accommodates two cars and offers additional built-in storage, worktop space, and a dedicated dog washroom complete with tiled walls, drain and shower fitting. The garage is accessible both from inside the home and via remote-controlled exterior doors.

#### First Floor – Private Comfort with Spa-Level Luxury

A classic staircase leads to a wide first-floor landing providing access to four large bedrooms.

##### Master Suite

The spacious master bedroom is located at the rear and opens onto a private sunny balcony overlooking the garden. It connects directly to a luxurious en-suite bathroom clad entirely in premium French marble. This personal wellness suite features:

A freestanding bathtub

Generous double walk-in rain showers

Twin washbasins

A built-in Finnish sauna

##### Additional Bedrooms & Fitness Room

The remaining three bedrooms are bright and generously proportioned. Two of them are connected to upper-level sleeping or study lofts via stylish staircases – ideal for children, teens, or creative use.

A fully equipped fitness room is also located on this level, as well as a separate laundry room with pantry and washer/dryer connections. For added peace of mind, the entire first floor can be secured behind a reinforced security door.

#### Second Floor – Guest Quarters or Independent Living

The second floor offers even more flexibility: three full-size bedrooms, a second bathroom with tub, toilet and washbasin, and a large central lounge or media room. This floor is perfectly suited as guest accommodation, au pair quarters, or self-contained living for family members.

#### Basement – Cool, Dry & Functional

A basement space of approx. 20 m<sup>2</sup> is accessible from the hallway and is ideal for wine storage, archiving, hobby use, or even a home server setup.

#### Technology, Sustainability & Security

This residence combines elegance with state-of-the-art technology and environmental responsibility:

Energy label A+

31 solar panels (installed in 2015, with 9 years warranty remaining)

Extremely low energy costs: approx. €5 per month

HR++ double glazing throughout

Underfloor heating on the ground floor and in the master bathroom

Central built-in vacuum system

Advanced alarm system with CCTV and zone control

Spacious attic with technical installations (HR boiler, water heater, heat recovery ventilation) and ample storage

Two low-maintenance garden sheds (2021)

Key Features Summary

Year of construction: 2008

Living space: approx. 401 m<sup>2</sup> (NEN2580 certified)

Plot size: approx. 800 m<sup>2</sup>

Perpetual ground lease, fully bought off

Meticulously maintained – truly turnkey

Delivery by mutual agreement – available on short notice

An Exceptional Home Where Elegance Meets Comfort

Graaf Arnulfpad 4 is more than just a home – it is a lifestyle choice. Here you'll find peace, privacy and space in a setting that radiates international allure and everyday luxury. A rare opportunity for those who value beauty, craftsmanship and quality in one of The Hague's most refined villa neighborhoods.

















































