RESIDENCE
MAKELAARS

FOR SALE



Jacob Catslaan 12
2517 KB Den Haag

€ 5.950.000 k.k.

Residence makelaars
Banstraat 1
2517 GH Den Haag

070 2400 213
info@residencemakelaars.com

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FEATURES

Price	€ 5.950.000 k.k.
Decoration	Partly furnished
Status	Available
Acceptance	Directly
House type	Villa, detached house
Build type	Existing
Year of construction	1921
Maintenance inside	Excellent
Maintenance outside	Excellent
Location	Near edge of forest, near park, near quiet road, in residental area, clear view, sheltered location, in forest area
Particulars	Double housing possible, double housing present, protected town view, elderly accessible, special needs accessible
Living surface	676m^2
Plot surface	1.390m^2
Other surface	222m^2
Volume	3.189m^3
Rooms	14
Bedrooms	9
Bathrooms	7
Floors	4
Facilities	Mechanical ventilation, alarm, cable tv, outside sun screen, swimming pool, lift, air conditioning, jacuzzi, steamcabine, sliding door, skyline, sauna, domotics
Energy label	A
Isolation	Roof insulation, wall insulation, floor insulation, partial insulated glazing, fully isolated
Hot water	Central heating
Heating	Central heating, Fireplace
Furnace	(combined furnace, owned)
Garden	Garden all round
Shed	Extension, stone
Shed facilities	Heating, electricity, water
Garage type	Indoor

FEATURES

Capacity	**4**
Sizes	59m^2, 500×1183

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DESCRIPTION

Jacob Catslaan 10 & 12 in The Hague - Zorgvliet

An exceptionally rare private estate of international caliber, where absolute luxury, privacy, wellness and grandeur converge in one of the most exclusive residential villas The Hague has ever known.

Situated in the highly prestigious district of Zorgvliet, directly adjacent to the international heart of The Hague, this phenomenal detached villa offers an unparalleled level of class, scale and sophistication. A truly unique residence where architecture, comfort, security and high-end living merge into a level rarely offered within the Netherlands.

Boasting an impressive living area of approximately 676 m^2 on a generous plot of no less than 1,390 m^2, this extraordinary villa features a vast indoor wellness area with swimming pool, multiple independent living quarters, elevator, wine cellar, cinema room, large indoor garage and an unprecedented level of finishing and security. A property more comparable to world-class estates in Beverly Hills, London or Dubai than to traditional Dutch residential real estate.

The villa has been fully and uncompromisingly renovated using only the finest materials, state-of-the-art technology and an exceptional eye for detail, comfort and discretion. A residence designed for those who accept nothing but the very best.

Behind the stately entrance unfolds a world of tranquility, space and international allure. The impressive living areas are characterized by soaring ceilings, beautiful sightlines, expansive windows and a seamless connection between indoor and outdoor living. The villa radiates elegance and serenity, while simultaneously offering every imaginable modern luxury.

The spectacular wellness level undoubtedly forms one of the absolute highlights of this residence. An enormous heated indoor swimming pool with direct access to the garden through large sliding doors creates an atmosphere reminiscent of an exclusive private resort rather than a private home. The extensive spa and wellness facilities offer an unrivaled residential experience at the very highest level.

Even outdoors, every detail has been considered. The villa features exclusive heated outdoor tiles, allowing residents to comfortably walk barefoot from the wellness and swimming pool area into the garden, even during winter months an extraordinary detail that perfectly reflects the uncompromising level of luxury and comfort throughout this estate.

The impressive kitchens form the heart of the villa and are designed for both elegant entertaining and intimate family living. Finished to an absolute top standard and equipped with bespoke interiors, generous kitchen islands and exclusive Gaggenau built-in appliances, the kitchens perfectly complement the international character of this remarkable residence.

A true showpiece is the phenomenal wine cellar of exceptional caliber, designed for the true wine enthusiast and serious collector. This exclusive wine space features multiple individually climate-controlled cooling zones, allowing different grand wines to be stored and matured under perfect conditions. A rare and impressive feature seamlessly aligned with the international luxury segment.

From a technical and engineering perspective, this residence also belongs to the absolute top tier. The villa is equipped with exceptionally heavy-duty water, gas and utility installations of the largest available capacity, designed to guarantee maximum performance and comfort. This allows, among other things, the impressive swimming pool to be filled in a remarkably short amount of time another detail emphasizing the extraordinary technical level of this residence.

Furthermore, the entire villa is fitted with a fully integrated high-end audio system of exceptional quality, subtly incorporated throughout the home to create an ultimate sound experience in every room. Combined with the advanced home automation system, lighting, climate, security, audio, wellness and numerous residential functions can all be centrally and remotely controlled. A perfect harmony of

technology, comfort and luxury.

In terms of security, this residence also belongs to the absolute elite. The villa is equipped with extra-layered burglar-resistant safety glass and an extremely advanced alarm system of the highest level, directly connected to external security services. An unparalleled level of discretion, safety and protection, perfectly suited to a residence of international stature.
The large indoor garage accommodates multiple vehicles and perfectly complements the secure and luxurious nature of the villa. Ideal for housing exclusive automobiles, classic cars or an extensive luxury vehicle collection, fully protected and integrated within the exceptional comfort of this residence.

The various living rooms, lounges and entertainment spaces offer exceptional flexibility in both use and experience.

With multiple bedrooms and luxurious bathrooms spread across several levels, this villa is perfectly suited for large families, live-in staff, guest accommodations, a home office or dual occupancy. Thanks to the presence of multiple independent residential units, multigenerational living is also among the possibilities a rarity within the absolute top segment.

In terms of sustainability, this villa also ranks among the very best. The property benefits from energy label A and combines the charm of its 1921 construction year with modern energy efficiency, high-quality installations and contemporary living comfort.

Privacy and security are of an exceptional level. The expansive grounds, secluded setting and extensive security measures create an unparalleled sense of peace and exclusivity in one of The Hague's most desirable villa districts.

The villa features, among others:
Approx. 676 m^2 of living space;
Plot of approx. 1,390 m^2;
Impressive indoor wellness area;
Large heated indoor swimming pool;
Exclusive spa and wellness facilities;
Heated outdoor tiles;
Elevator;
Multiple luxury kitchens;
Exclusive Gaggenau built-in appliances;
Phenomenal wine cellar with multiple climate-controlled cooling zones;
Heavy-duty water, gas and utility installations;
Integrated high-end audio system throughout the villa;
Advanced home automation system;
Extra-layered burglar-resistant safety glass;
High-end alarm system with direct security connection;
Large indoor garage for multiple vehicles;
Various living rooms and lounges;
Multiple independent residential units;
Cinema/entertainment room;
Exceptional level of privacy and security;
Fully high-end renovated;
Energy label A;
Built in 1921;
Possibility for dual occupancy or multigenerational living;

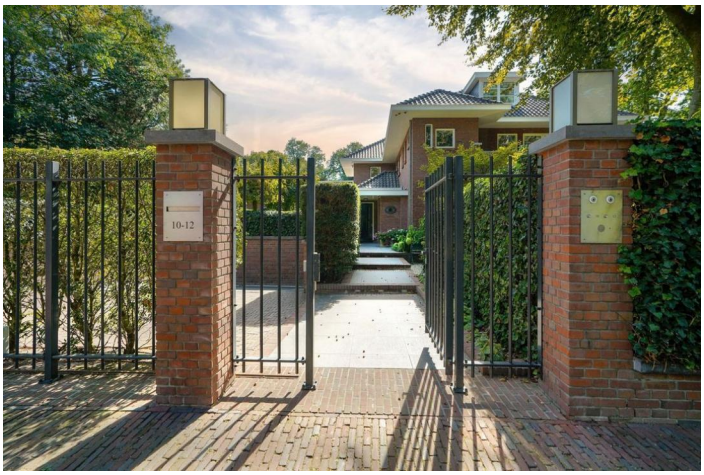
DESCRIPTION

International allure in an absolute prime location in Zorgvliet.

A property of this caliber rarely becomes available.
Jacob Catslaan 10 & 12 is not merely a residence, but a statement of prestige, success and exceptional quality of life.

PHOTOS











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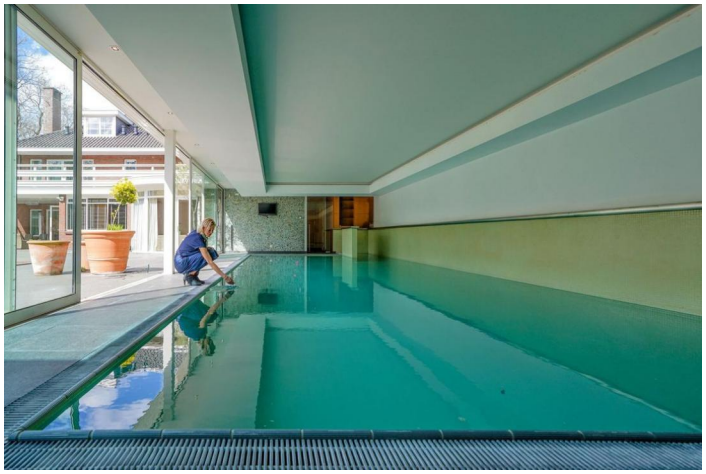
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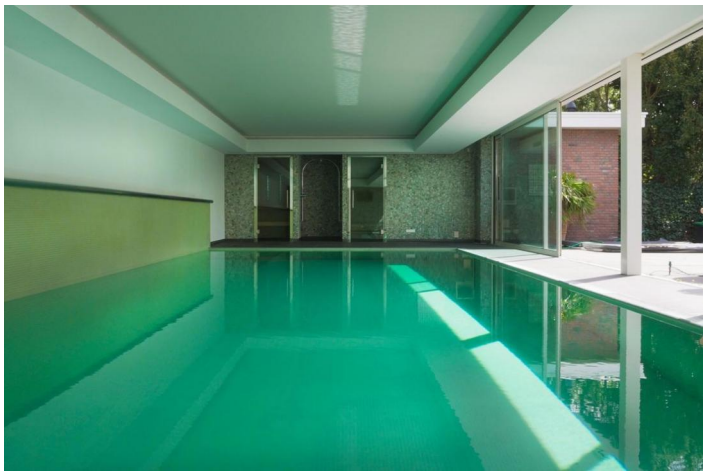
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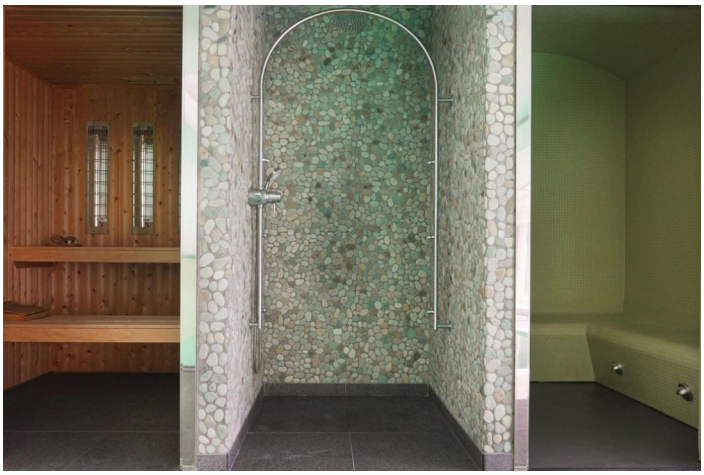
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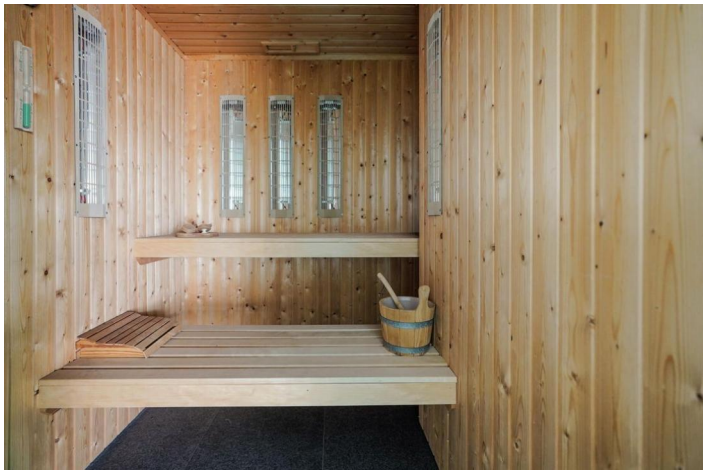
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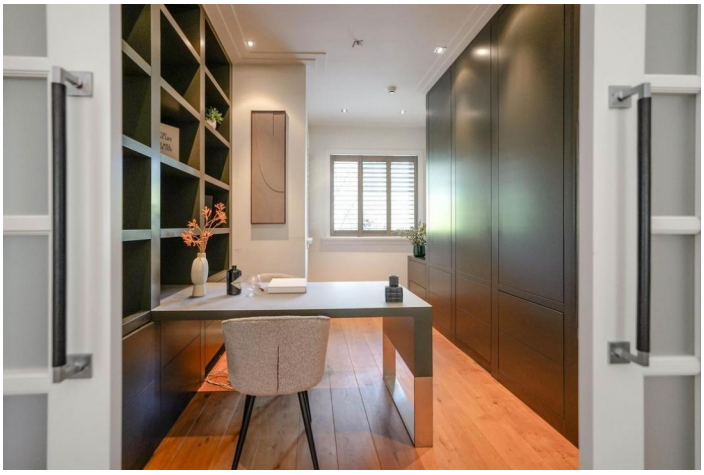
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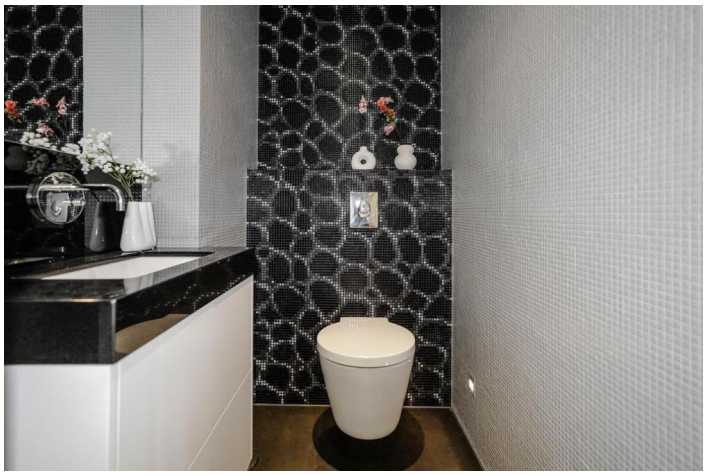
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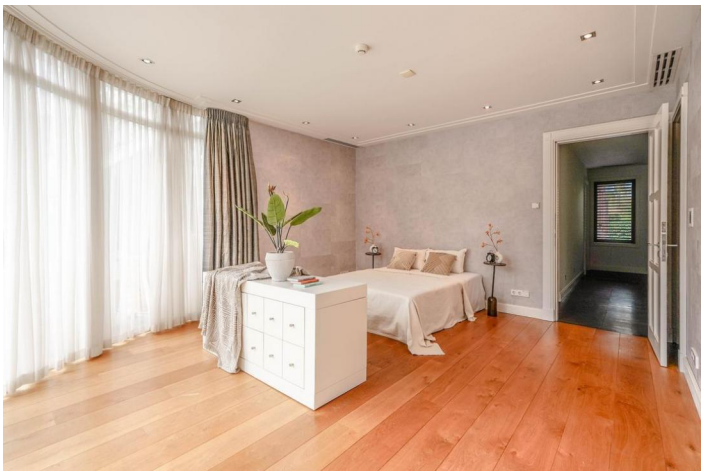
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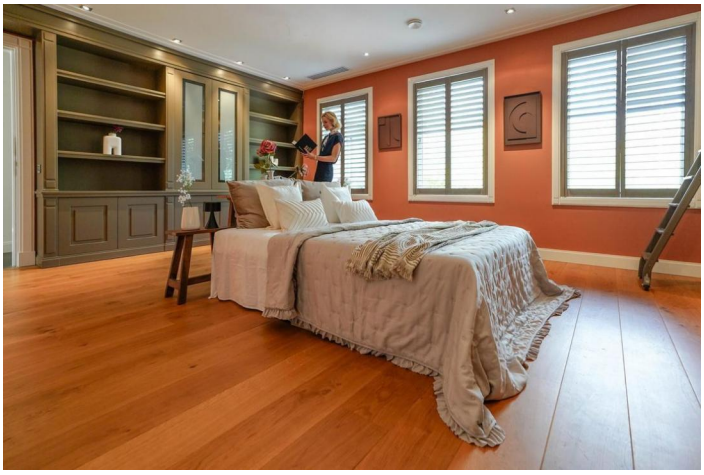
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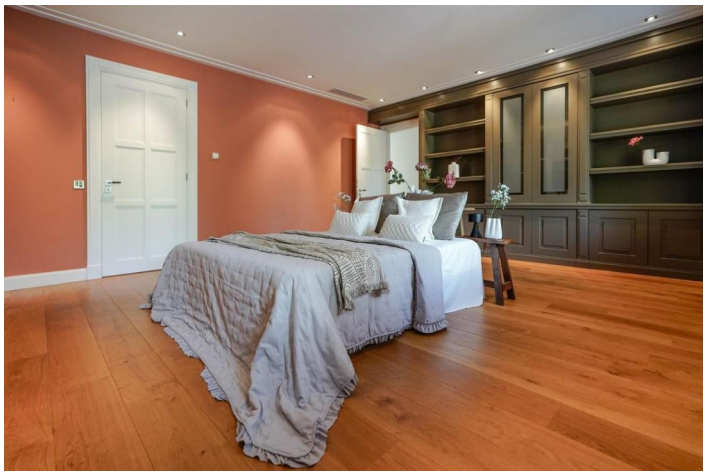
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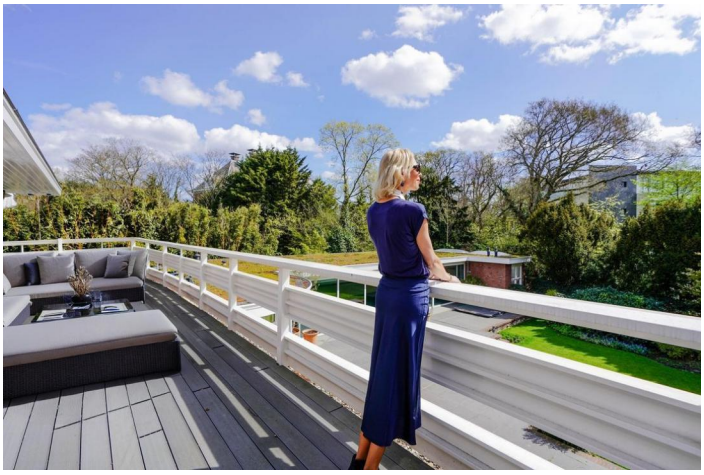
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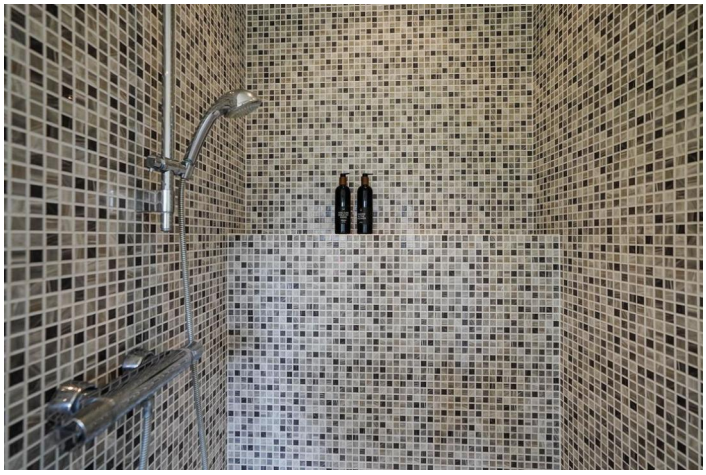
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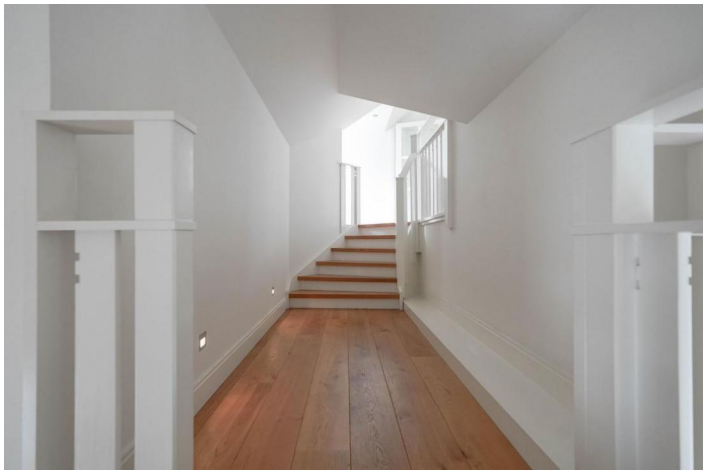
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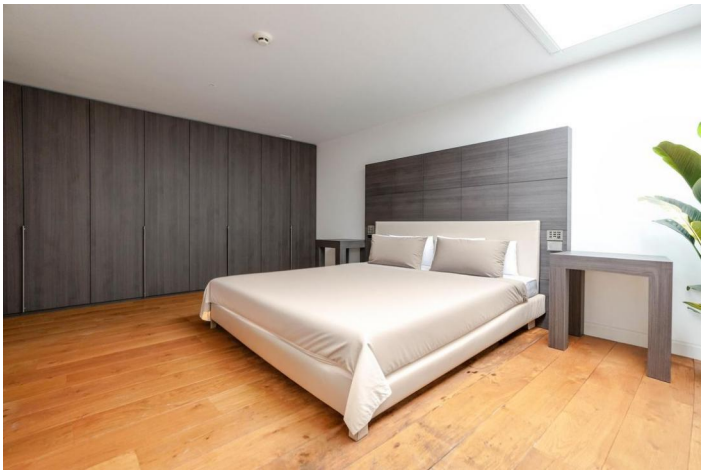
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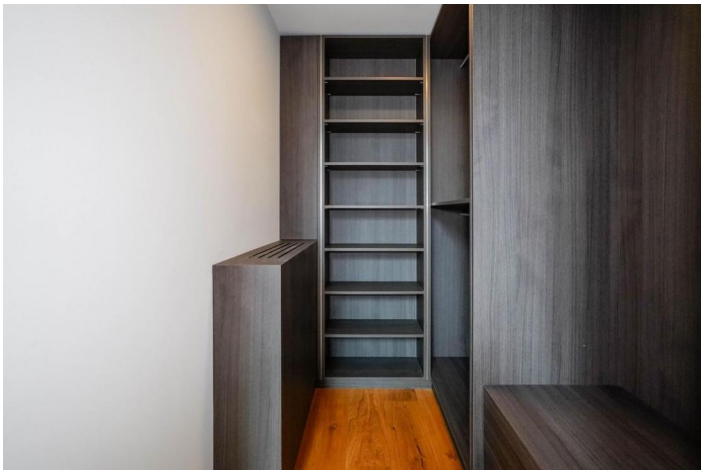
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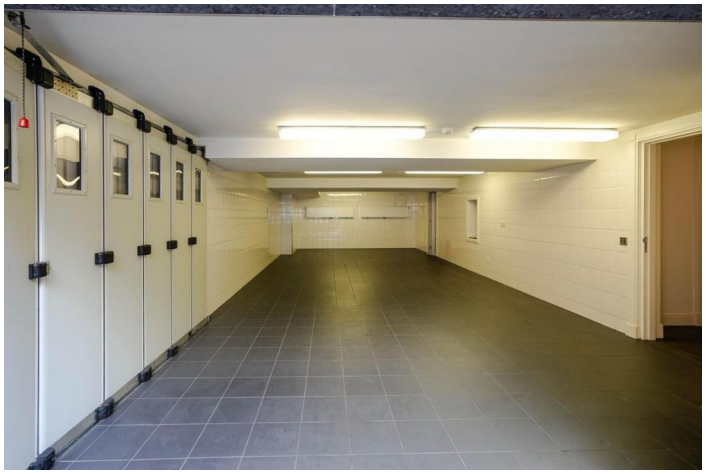
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