RESIDENCE
MAKELAARS

FOR SALE



Hertog Filipslaan 10
2553 DZ Den Haag

€ 2.185.000 k.k.

Residence makelaars

Banstraat 1

2517 GH Den Haag

070 2400 213

info@residencemakelaars.com

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FEATURES

Price	€ 2.185.000 k.k.
Decoration	Partly furnished
Status	Available
Acceptance	In consultation
House type	Villa, detached house
Build type	Existing
Year of construction	2010
Maintenance inside	Excellent
Maintenance outside	Excellent
Location	In residental area
Living surface	335m^2
Plot surface	797m^2
Other surface	125m^2
Volume	1.613m^3
Rooms	9
Bedrooms	5
Bathrooms	2
Floors	2
Facilities	Alarm, cable tv, sliding door
Energy label	A+
Isolation	Roof insulation, wall insulation, floor insulation, insulated glazing
Hot water	Central heating
Heating	Central heating, Heat pump, Heat recovery installation, Gas heater
Furnace	Hr ketel (combined furnace, owned)
Garden	Garden all round
Garage type	Indoor
Capacity	2

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Hertog Filipslaan 10 – The Hague | Vroondaal

An international standard of living in the exclusive Vroondaal district.

Some homes are remarkable. Others are simply extraordinary.

Situated on one of the most prestigious avenues in the exclusive villa district of Vroondaal, this exceptional detached design villa is an architectural masterpiece by **Roelof Heida | Heida Matsumoto Architects. A residence where bold architectural lines, expansive floor-to-ceiling glazing and an uncompromising choice of materials combine to create a timeless home that will remain as impressive decades from now as it is today.

With an impressive volume of approximately 1,760 m^3 and a private plot of 797 m^2, this villa unquestionably ranks among the finest residential properties currently available in The Hague.

Everything here revolves around light, space, sightlines and perfection.

Architecture as an Art Form

The villa's distinctive geometry subtly follows the contours of the plot, allowing every room to benefit from optimal natural daylight, privacy and beautiful views over the professionally landscaped garden. The harmonious combination of natural stone, glass, steel and premium finishes creates an international architectural style comparable to contemporary residences in cities such as London, Zurich and Copenhagen.

From the moment you enter the impressive entrance hall, the extraordinary scale of the home becomes immediately apparent. High ceilings, sleek cast flooring, minimalist detailing and uninterrupted sightlines create a spectacular first impression.

A Living Floor Designed for Exceptional Living

The heart of the villa is undoubtedly its spectacular living level.

At the front of the residence lies the magnificent 50 m^2 bespoke kitchen, designed by Bulthaup and equipped with top-of-the-line Gaggenau appliances. The generous kitchen island naturally serves as the centrepiece where cooking, dining and entertaining effortlessly come together. Floor-to-ceiling windows flood the space with beautiful morning sunlight.

At the rear, the impressive split-level living room of more than 63 m^2 unfolds. The varying floor levels create remarkable spatial dynamics while naturally defining several elegant living areas. A ceiling height of approximately 3.5 metres, a contemporary gas fireplace and a fully glazed rear façade create an exceptional setting for both intimate family evenings and sophisticated entertaining.

Large sliding glass doors seamlessly connect the interior with the spacious south-facing terrace, creating an effortless transition between indoor and outdoor living.

A Private Floor of Exceptional Luxury

The first floor continues the atmosphere of tranquillity and refined luxury.

Three generously proportioned bedrooms, together with a beautifully appointed designer bathroom, create the ideal family

accommodation.

On the quieter side of the home is an impressive 27 m^2 home office—an inspiring workspace filled with natural daylight, perfectly suited for professionals who work from home.

The undisputed highlight is the completely private master suite.

A luxurious wellness bathroom featuring a freestanding bathtub, spacious walk-in shower, double vanity and toilet leads into a bespoke walk-in dressing room. From there, you enter the elegant master bedroom overlooking the landscaped garden and equipped with air conditioning.

A hotel-quality private suite where comfort, tranquillity and luxury come together in perfect harmony.

A Lower Ground Floor Offering Endless Possibilities

Where many homes end, this villa continues with an entire additional living level.

The beautifully finished lower ground floor includes an integrated double garage, several storage rooms, technical facilities and an impressive 58 m^2 fitness room.

This versatile level also offers outstanding opportunities to create a private wellness area, wine cellar, home cinema, games room, artist's studio or luxurious guest accommodation.

Outdoor Living in Complete Privacy

The architecture flows seamlessly into the outdoor spaces.

The elegant U-shaped design embraces the generous south-facing terrace, creating a wonderfully private outdoor living environment.

The professionally landscaped garden forms a beautiful contrast to the villa's contemporary architecture. Mature planting ensures complete privacy, while multiple terraces allow you to enjoy both sunshine and shade throughout the day.

The outdoor jacuzzi completes this exceptional setting and offers the perfect place to unwind in complete tranquillity.

A Location Where Nature Meets the City

Vroondaal is widely regarded as one of The Hague's most exclusive residential neighbourhoods—an elegant villa district where outstanding architecture, nature and tranquillity come together.

Within walking distance are the beautiful nature reserves Madestein, Landgoed Ockenburgh and the International Golf Club. The International School of The Hague, several excellent primary schools, sports clubs and childcare facilities are all nearby.

The extensive dune landscape leads directly to the beaches of Kijkduin, where stylish beach clubs, watersports and excellent restaurants create a year-round holiday atmosphere.

Despite its peaceful and green surroundings, The Hague city centre, the International Zone, major motorways and excellent public

transport connections are all within easy reach.

Features

Approximate volume: 1,760 m^3
Private plot of approximately 797 m^2
Designed by Roelof Heida | Heida Matsumoto Architects
Perpetually redeemed leasehold
Spectacular split-level living room
Exclusive Bulthaup kitchen with Gaggenau appliances
Four spacious bedrooms
Dedicated luxury home office
Two designer bathrooms
Master suite with luxury bathroom and bespoke dressing room
Multifunctional lower ground floor
Approximately 58 m^2 fitness room
Integrated double garage
Ground-source geothermal heat pump
Heat recovery ventilation system (HRV)
Underfloor heating throughout
Advanced home automation system
Automatic external sun screens
Central vacuum system
Extensive integrated LED lighting
Prepared for solar panels without compromising the architectural design
Architect's EPC rating: 0.63

A Residence Beyond Comparison

A rare combination of world-class architecture, exceptional living space, cutting-edge technology and timeless elegance.

Hertog Filipslaan 10 is a residence created for discerning buyers who appreciate uncompromising quality, where every detail reflects vision, craftsmanship and exclusivity. It offers a truly international level of luxury living in one of The Hague's most prestigious residential locations.

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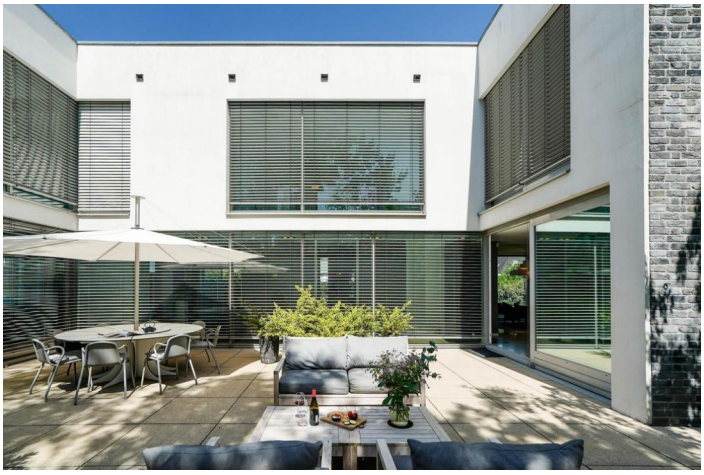












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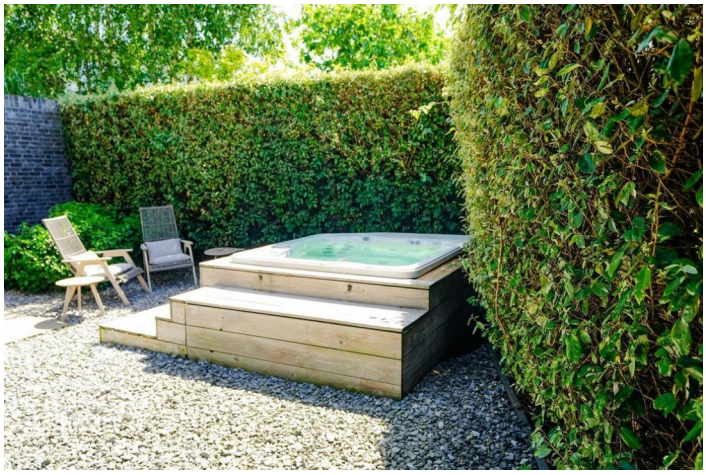
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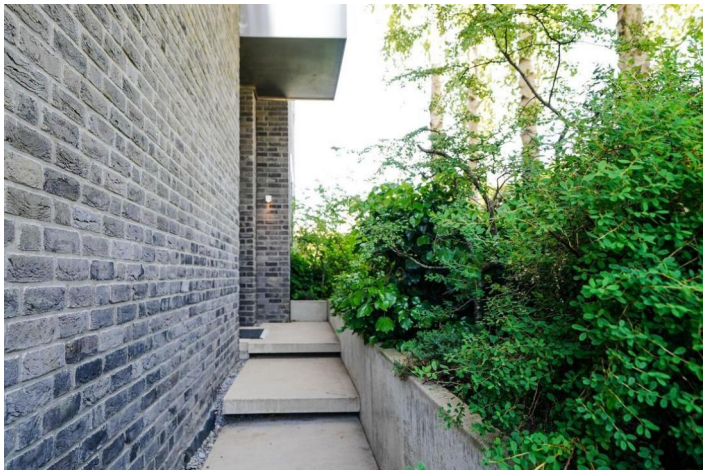
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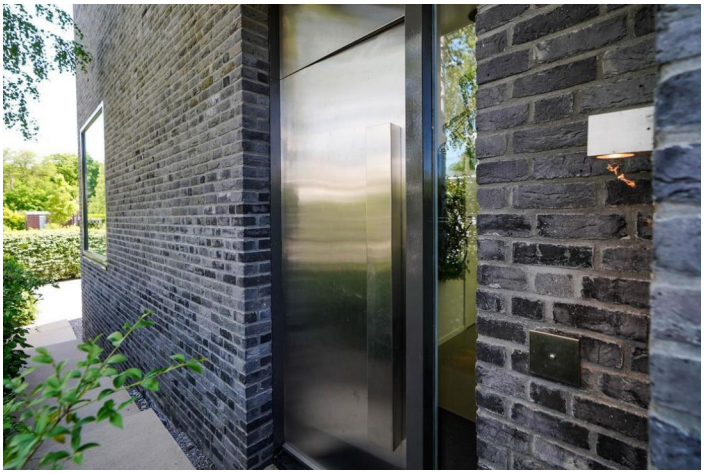
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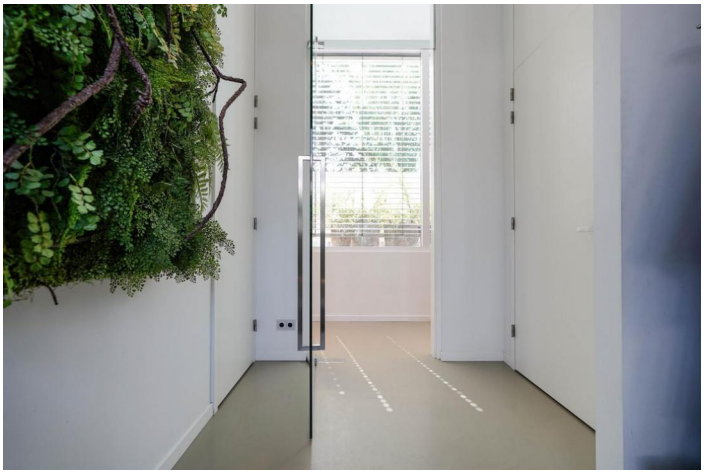
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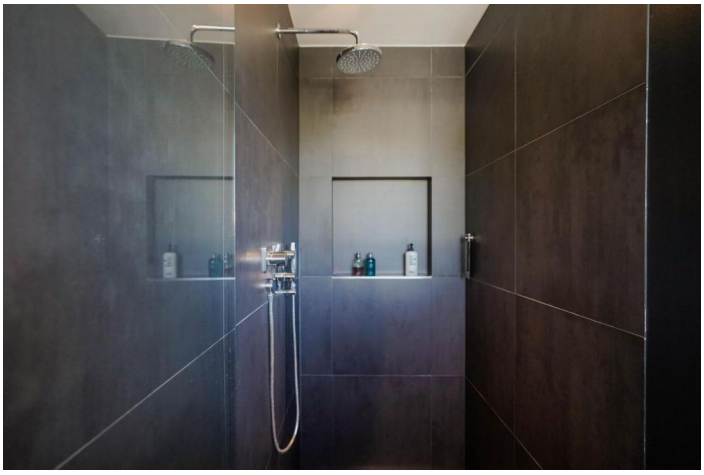
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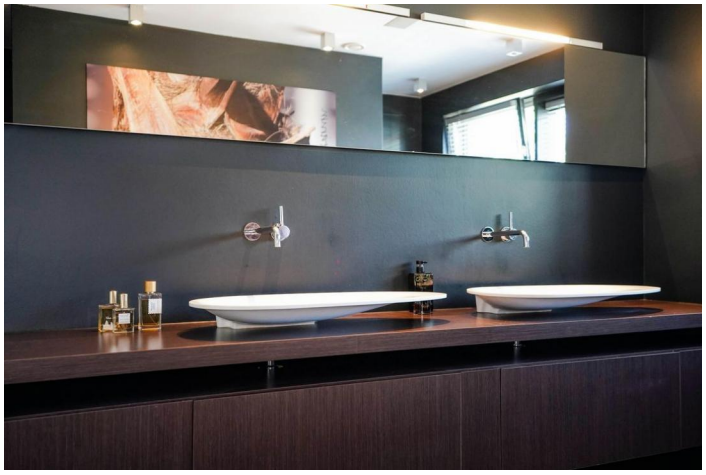
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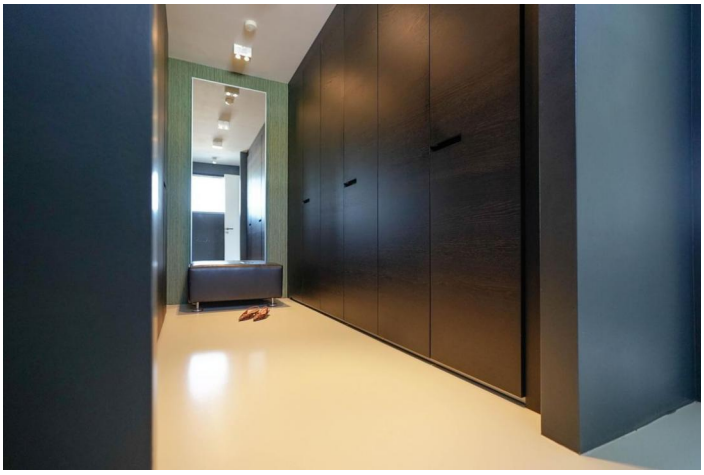
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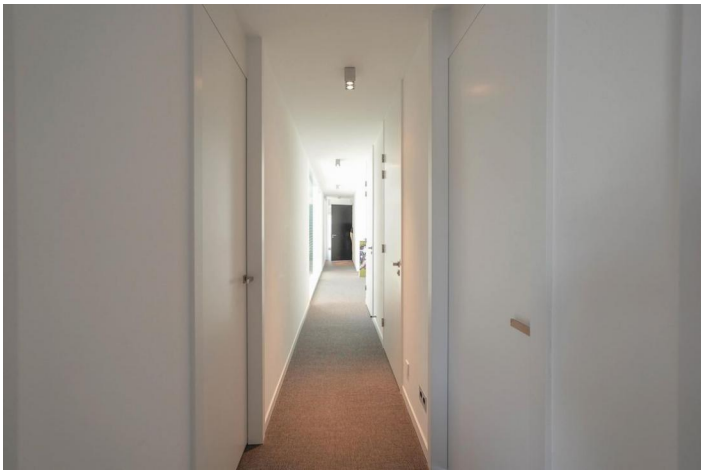
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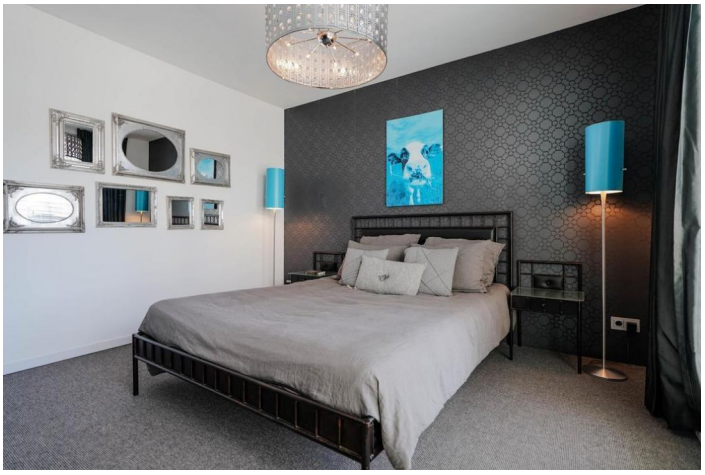
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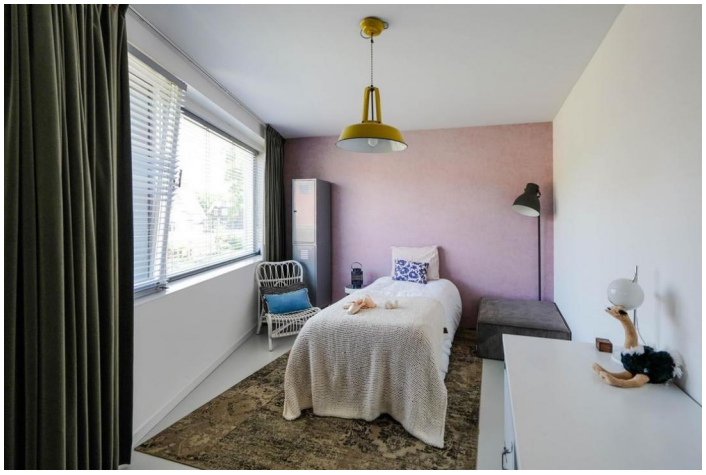
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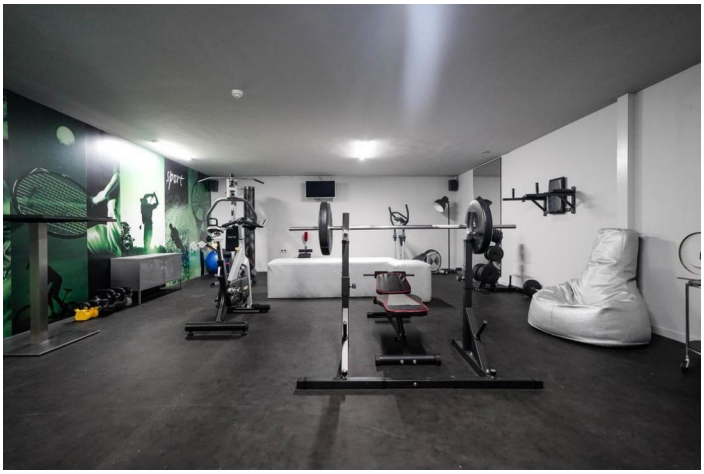
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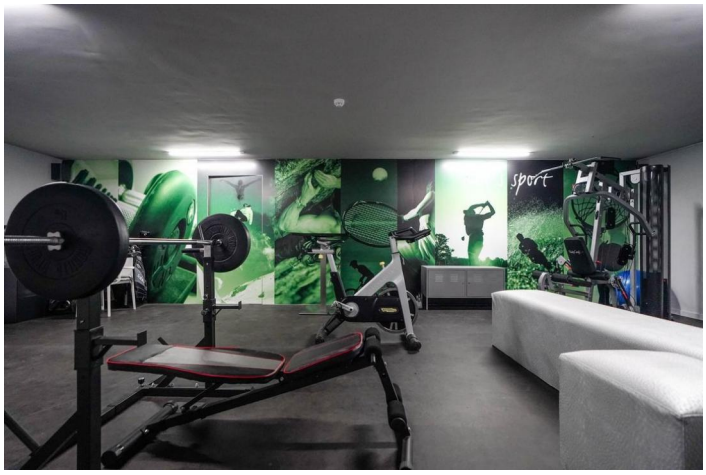
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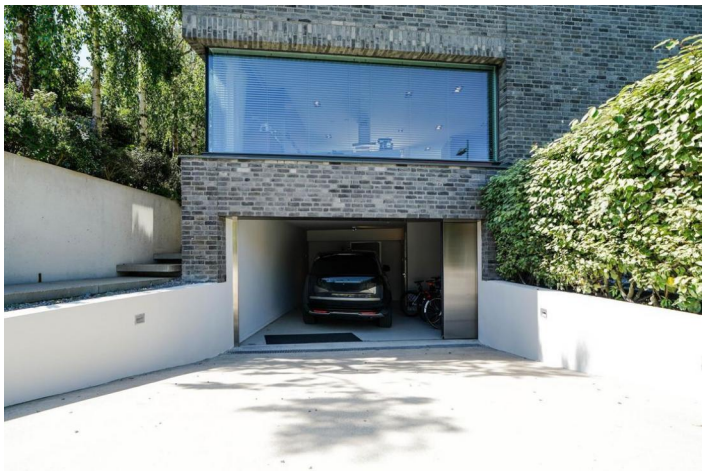
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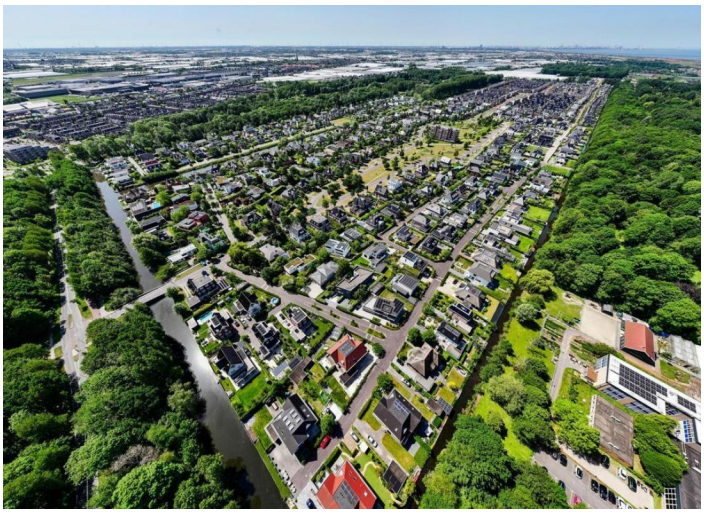
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