



Netherlands

Sotheby's  
INTERNATIONAL REALTY



## EXPERIENCE TODAY'S MODERN COMFORT IN A COUNTRY STYLE VILLA NEWLY BUILT BY VLASSAK VERHULST

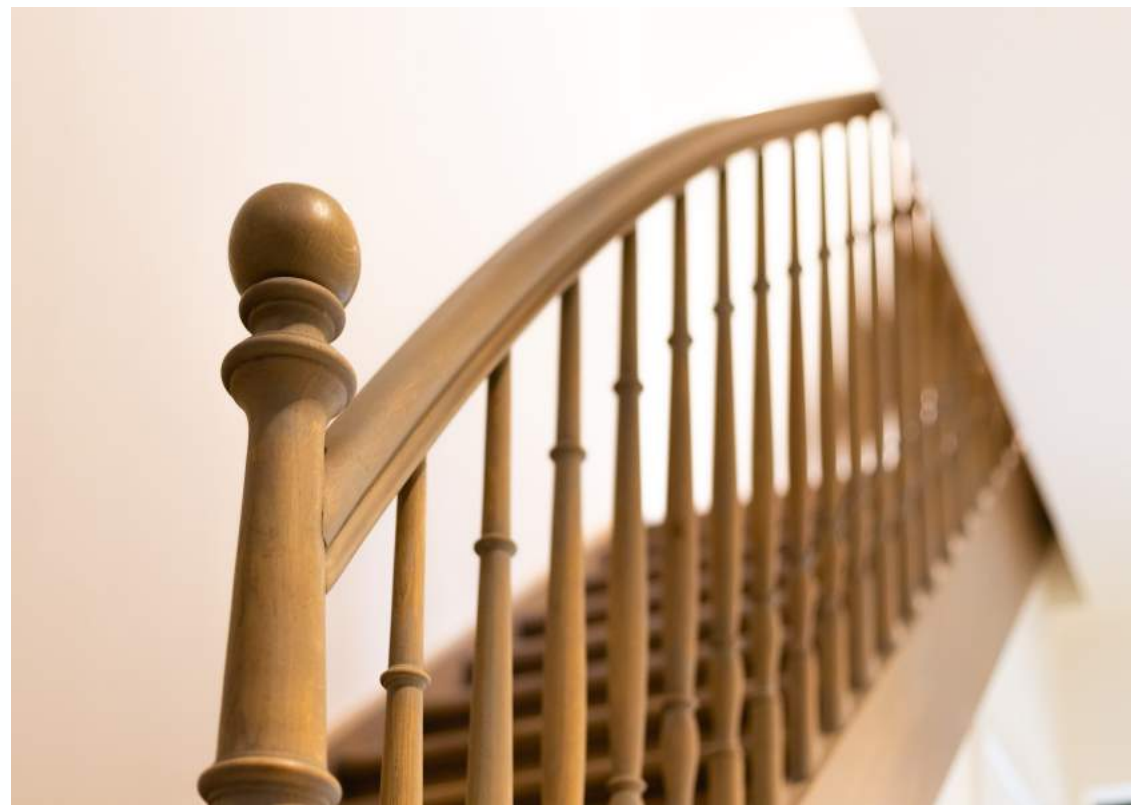
Ground floor: Double doors to the reception hall with spectacular staircase, study on the right, wide entrance to the foyer with a wide view over the landscaped garden, living with French doors to the garden and terraces, a fire place, all floors are oak parquet, an A1 open modern and fully equipped kitchen with double doors to the private terrace, scullery on the side and a separate entrance for deliveries.

Souterrain: Hall, 2 living rooms which can be used as gym, home cinema, familyroom or extra bedrooms and separate toilet. A spacious laundry with a technical room next to it where all appliances for heating, climate control and hot water are located.1

1st Floor: Spacious landing, 2 bedrooms at the front, modern fully equipped bathroom with a bathtub, a shower, a toilet and a double washbasin. A guest bedroom with a private bathroom equipped with a shower, a toilet and a washbasin. Masterbedroom at the back of the premises with a private walk in closet, fully equipped modern bathroom with a detached bathtub, a shower, a toilet and a double washbasin.

2nd Floor: Landing, 2 cozy bedrooms with a shared bathroom equipped with a shower, a washbasin and a separate toilet. One of the bedrooms has a storage. The garages fit 2 cars and have electric doors. The garden is designed by a well known landscape architect. It is sunny with private areas. Specs: A1 location, Brand new by Vlassak Verhulst, High quality materials, High quality machinery, equipment and appliances, Spectacular design, Outstanding colour palet, over 540 m2 of which 475m2 living area.

*MODERN COMFORT IN COUNTRY STYLE*





# FLOOR PLAN



Begane grond  
 h = 2.79 m  
 © Alex Housing

# FLOOR PLAN



# FLOOR PLAN



2e Verdieping  
 h = 2,46 m  
 © Alex Housing

## LOCATION

Old, re-used facing bricks and roof tiles add to the exquisite character of the houses, adding warmth and a beautiful old 'patina'. The interiors are equally remarkable. Wonderfully laid-out. Robust and natural materials set the tone. The house is elegant yet comfortable and fits like a glove. The garden also bares these characteristics. Luscious and luxurious, never stately or formal.

Target audience is ideally internationally oriented, looking for a home that is of an understated elegance and luxury.

25 minutes by car to the international airports Schiphol and Rotterdam-The Hague Airport and a maximum of 15 minutes drive to the American School, British School and the Lycee Francais

**Konijnenlaan 18**  
**2243 ER Wassenaar**

- Living space: 475 m<sup>2</sup>
- Parking space: +2
- Year built: 2018
- Total number of rooms:
- Bedrooms: 6
- Bathrooms: 4
- Date available: in consultation
- Right to accept reserved by owner

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