



For Sale

Schouwweg 85 0 ong
2243 BM Wassenaar

Vraagprijs € 2.850.000 k.k.

Price € 2.850.000 k.k.

Status Available

Acceptance In consultation

Plot surface 4.663m²

Location

Near edge of forest, Near park, Near quiet road, Clear view, Sheltered location, In forest area, Rural location

Schouwweg 85, Wassenaar

BUILD YOUR DREAM HOME!

Generous residential plot (approx. 4,663 sq.m.) in a green, wooded setting

Situated along a distinguished, tree-lined avenue in Wassenaar, this exceptional residential plot of approximately 4,663 sq.m. is now available. The Schouwweg is renowned for its stately character and spacious villa development, where privacy and tranquillity prevail. The immediate surroundings include diplomatic residences as well as some of the most desirable addresses in the region.

The property comprises two separate cadastral parcels and offers an outstanding opportunity for the realisation of a high-quality detached residence. As the land has never previously been developed, it allows for the design and construction of a villa entirely in accordance with one's personal vision of architecture, comfort and lifestyle.

Development Potential

Under the applicable zoning plan, it is possible to construct a substantial villa with a maximum volume of approximately 2,500 cubic metres. In addition to the main residence, there is scope for ancillary structures such as outbuildings and a swimming pool, enabling the creation of a complete and well-balanced estate.

KEY FEATURES OF THE APPROVED DEVELOPMENT

- Fully approved architectural design for an exclusive villa of international calibre
- Basement / lower ground floor approximately 126 m²
- Ground floor approximately 275 m²
- First floor approximately 275 m²
- Total villa volume approximately 3,090 m³
- Detached annex approximately 32.2 m²
- Poolhouse approximately 32.2 m²
- Villa designed across three full residential levels including lower ground floor
- Approved gutter height approximately 6.5 metres
- Approved overall building height approximately 8.6 metres

Situated within a protected townscape

Location

The setting offers a rare combination of a sheltered, green residential environment and excellent accessibility. International schools, sports facilities, as well as tennis and golf clubs are located nearby. The centre of Wassenaar, with its refined selection of shops and restaurants, is within easy reach. The cities of The Hague, Amsterdam and Rotterdam, as well as Schiphol Airport, are conveniently accessible.

Particulars

- A high-quality and carefully considered villa design has been prepared by Architectenkombinatie;
- This design may serve as an inspiring point of departure and can also be realised as approved;
- The required planning permission has already been obtained;
- All necessary studies relating to the building permit have been completed and approved;
- Detailed construction quotations are available for the execution of the villa;

A rare opportunity for those who value space, light, tranquillity and the possibility to create a bespoke residence in one of Wassenaar's most sought-after residential areas.

Interested in this property?

We advise engaging your own purchasing agent (NVM). An NVM purchasing agent represents your interests and can assist in saving time, costs and unnecessary concerns. For a list of NVM purchasing agents in the Haaglanden region, please refer to Funda.

Disclaimer

This information has been compiled by our office with the utmost care, based in part on details provided to us by the seller. However, no liability is accepted by Estata Makelaars O.G. for any inaccuracies, omissions or otherwise, nor for any consequences thereof.





