



**Haagweg 37 A**  
**2681 PB Monster**

**€ 1.115.000 k.k.**

<b>Price</b>	€ 1.115.000 k.k.
<b>Status</b>	Available
<b>Acceptance</b>	In consultation
<b>House type</b>	Villa, detached house
<b>Build type</b>	Existing
<b>Year of construction</b>	2013
<b>Maintenance inside</b>	Excellent
<b>Maintenance outside</b>	Excellent
<b>Location</b>	Near quiet road, in residential area
<b>Living surface</b>	210m <sup>2</sup>
<b>Plot surface</b>	550m <sup>2</sup>
<b>Other surface</b>	32m <sup>2</sup>
<b>Volume</b>	741m <sup>3</sup>
<b>Rooms</b>	8
<b>Bedrooms</b>	6
<b>Bathrooms</b>	2
<b>Floors</b>	3
<b>Facilities</b>	Mechanical ventilation, cable tv, natural ventilation
<b>Energy label</b>	A
<b>Isolation</b>	Roof insulation, wall insulation, floor insulation, insulated glazing, fully isolated
<b>Hot water</b>	Central heating
<b>Heating</b>	Central heating
<b>Furnace</b>	Nefit topline aquapower plus hrc25/cw6 11 (2013, combined furnace, owned)
<b>Garden</b>	Garden all round
<b>Shed</b>	Free standing, wood
<b>Garage type</b>	Extension, stone
<b>Capacity</b>	1
<b>Sizes</b>	14m <sup>2</sup> , 341×409

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Haagweg 37 A in Monster - Villawijk Schelpenduin

You are warmly welcome to the open house on Saturday, October 19, 2024, from 11:00 to 12:00.

For sale: Beautiful detached villa in Monster, within walking distance of the beach, sea and dunes

Discover this beautiful detached villa with a living area of 177 m<sup>2</sup>, easily expandable to more than 210 m<sup>2</sup>, ideally located in the outskirts of Monster, right behind the dunes and just 500 meters from the beach and the sea. This modern home, built in 2013, offers a combination of luxury, comfort and energy efficiency.

## Home Highlights:

### Space and comfort:

You enter the villa through a spacious hall that radiates grandeur. The toilet is located in the hall. On the ground floor there is a spacious living room and a multifunctional room that is now used as a media room for cozy movie evenings. But it can also serve as a bedroom on the ground floor, children's playroom or office. In addition, there is a room with its own entrance, ideal for a home office, for example, but can also easily be converted into a bathroom and/or laundry room. Three spacious bedrooms on the first floor. The house offers the possibility to expand to four or more bedrooms. The master bedroom has comfortable, spacious fitted wardrobes. On the first floor there is also a luxurious bathroom with walk-in shower, whirlpool bath, double sinks and a floating toilet. Finally, a separate spacious laundry room.

### -\*\*Modern kitchen:\*\*

Enjoy cooking in the extra spacious luxury Bulthaup kitchen, equipped with high-quality Miele built-in appliances. The cooking island has a composite worktop, a 5-burner ceramic hob, a recessed sink with quooker and a dishwasher. The kitchen also has a convection oven, a combination oven/microwave and a large refrigerator with a 0-degree zone that ensures fresh products for longer.

### Large attic and insulated garage:

In addition to the living space, there is a large (storage) attic that can easily be converted into bedrooms and an insulated garage that currently mainly serves as a utility room.

### Spacious garden:

The villa is situated on a spacious plot of 550 m<sup>2</sup> and is surrounded by a beautiful garden with lots of privacy. The presence of various seating areas allows you to enjoy the sun all day long. There is on-site parking for at least 3 cars.

### High-quality finish:

Built with luxurious materials, such as galvanized downspouts and gutters, plastic frames (HR ++ ) and ceramic roof tiles.

### Energy efficient and modern:

The house is not only built with high-quality materials, but is also energy efficient, which contributes to lower energy costs and sustainable living. The ground floor has underfloor heating (except garage and office). The house is heated with a Nefit high-efficiency boiler and has a heat recovery unit. In addition, there is mechanical ventilation. The living room has a plastered ceiling with luxurious recessed spotlights. Life-long living is very easy to achieve in this villa.

### A1 location:

The villa is located on the edge of a protected dune area and situated on a quiet bicycle street without through traffic. It is a rare location directly at the Schelpenpad beach entrance. The villa offers the best of both worlds: the peace and nature of the dunes and the sea,

combined with the proximity of all necessary amenities. The village center of Monster, as well as Naaldwijk, Poeldijk and 's-Gravenzande, are easily accessible by bicycle. Arterial roads to The Hague and Rotterdam are not far, making a trip to the city easy. You can also walk or cycle to various popular beaches, a petting zoo, Kijkduin and Ockenburg Nature Park. Large number of shops in the center of Monster, Loosduinen and Naaldwijk. Various sports clubs nearby, such as football, hockey, golf and jeu de boules. Sports and events center 'de Uithof' is 3 km away as the crow flies. Popular kite surfing area due to its perfect location next to the sand motor. Dogs are allowed on the beach 365 days and there is a separate dog walking embankment where dogs can run free at will.

Don't miss this unique opportunity to become the owner of this beautiful villa in one of the most beautiful and desirable locations in Monster. Contact us today for more information or to schedule a viewing.

#### Particularities:

- Top location adjacent to the popular Villa district Schelpenduin;
- 5 minutes away from the Vroondaal residential area;
- Located on a quiet and very child-friendly bicycle street with only local traffic;
- 50 meters to the nature reserve and less than 500 meters to the beach;
- Less than 1 km from the Hague border and within cycling distance of Kijkduin; Bus connection within walking distance;
- Rare location at a private beach entrance; -Very exclusive living on the edge of the dunes;
- Detached villa on a plot of 550m<sup>2</sup>;
- Ample parking on site;
- Dogs allowed on the beach 365 days a year;
- Luxury Bulthaup kitchen with cooking island equipped with Miele appliances;
- Modern bathroom with bubble bath and walk-in shower;
- Very well insulated with energy label A;
- Garage and storage room;
- Garden with roof;
- Community harbor with shared jetty, where the water is directly connected to The Hague, Delft & Westland;
- The current total area is approximately 177 m<sup>2</sup>. After the installation of a dormer, around 210 m<sup>2</sup> of living space can be created. The photos and sketches are for illustrative purposes only and should not be considered legally binding.
- Delivery in consultation.

This beautiful villa is definitely worth a visit!















































