



**Hellingkade 436 (bnr 95) 0 ong  
2583 WC Den Haag**

**€ 4.975.000 v.o.n.**

<b>Price</b>	€ 4.975.000 v.o.n.
<b>Status</b>	Available
<b>Acceptance</b>	In consultation
<b>Apartment type</b>	Penthouse, apartment
<b>Bottom floor</b>	6
<b>Build type</b>	Development
<b>Year of construction</b>	2026
<b>Maintenance inside</b>	Excellent
<b>Maintenance outside</b>	Excellent
<b>Location</b>	On the waterfront, in residential area, clear view, open location, by the sea
<b>Particulars</b>	Elderly accessible, special needs accessible
<b>Living surface</b>	402m <sup>2</sup>
<b>Volume</b>	1.206m <sup>3</sup>
<b>Rooms</b>	5
<b>Bedrooms</b>	4
<b>Bathrooms</b>	3
<b>Floors</b>	1
<b>Facilities</b>	Mechanical ventilation, lift, sliding door
<b>Energy label</b>	A+++
<b>Isolation</b>	Roof insulation, wall insulation, floor insulation, insulated glazing, fully isolated, hr-glass
<b>Hot water</b>	Electric boiler rent
<b>Heating</b>	Heated floor, Heat recovery installation
<b>Balcony</b>	Yes
<b>Shed</b>	Lock-up
<b>Shed facilities</b>	Electricity

does not accept any liability regarding the veracity of the presented information, nor can any rights be derived from it.

Hellingkade 436 (bnr 95) in The Hague - Scheveningen

Looking for peace, space, and comfort?

Exclusive and Highly Luxurious Penthouse with Spacious Terrace and Spectacular View in the new Mares development in The Hague by the Sea!

Welcome to Mares The Hague by the Sea, where luxury and comfort come together in a breathtaking setting. This iconic building by the sea offers stunning sightlines and a sense of comfort and security. Everything is designed to enhance your well-being, from luxury amenities to personalized service.

**Orientation CITY/DUIN (City/Dune side):** The apartments on the city/dune side face south, where you can experience the vibrant atmosphere directly. Enjoy a vacation-like feeling and a beautiful view of the Natura 2000 area. The main entrance offers easy access with bicycle storage, an elevator, stairs, and a parking garage.

**Orientation HARBOUR:** On the harbor side, you'll experience the liveliness of the nautical world with exciting events and a constantly changing view. Here, you have a front-row seat, with something to see even on a weekday. Enjoy the freedom of the view over the water and the bustling life unfolding there. The spacious terraces facing east make these apartments especially attractive and perfect for a sunny breakfast.

**Orientation DUNE:** Enjoy the phenomenal view of the dunes and the Natura 2000 area from your own terrace or living room. Thanks to the southwest orientation, you can make the most of the sun. The main entrance on the Dune side has a stately appearance and provides access to the storage rooms.

**Orientation SEA:** Building number 38 offers a breathtaking view of the sea. Relax every evening with a drink while the sky colors at sunset. The sea side of Mares offers a lifestyle with bicycle storage, a modern gym, and wellness facilities. Park your bike and walk through the chic entrance to your own slice of paradise.

#### Luxury Apartments and Penthouses

Mares offers luxurious apartments and high-end penthouses ranging from 90 to 405 m<sup>2</sup>. These exclusive apartments and penthouses feature 1 to 4 bedrooms, private parking, storage, and spacious terraces, with prices starting from €675,000 excluding VAT. Mares combines luxury with stylish design, spacious terraces, comfort, and elegance.

#### Extra Facilities for a Carefree Life

Mares offers modern facilities such as a gym, wellness rooms, and private parking spaces in the underground garage. The stylish entrance and elevator take you directly to your apartment or penthouse. Notable features of Mares include sustainable, climate-adaptive, and biodiverse design by 3XN, luxury kitchens and bathrooms with advice from interior architect TKI, an indoor garden, floor-to-ceiling sliding doors to sheltered terraces, a private parking space and storage with charging points for electric bikes, a premium location with amenities and public transport nearby, and a long-term, fully paid ground lease.

Mares stands for ultra-exclusive, high-end living in The Hague by the sea. Located at the tip of the Third Harbor in Scheveningen, right on the coast and adjacent to the expansive West Dune Park. The 98 luxurious apartments and high-end penthouses are now for sale. The sizes of the homes range from 89 to 402 m<sup>2</sup>, with prices starting from €670,000 excluding VAT to €4,980,000 excluding VAT.

Not only now, but also for decades to come, this beautiful building will serve as a landmark, offering a select group of lucky residents unparalleled living pleasure. The sheltered terraces and large windows provide an endless view of the sea, the beach, the dunes, and

the harbor. The boundaries between indoor and outdoor spaces blur.

An ultimate sense of freedom and an opportunity to live in a place where city life and unspoiled nature come together. Go outside, enjoy the vibrant harbor area, walk along the coast, sit on one of the many terraces, or bike to the historic center of the chic and international city of The Hague. Living the Coastal Life at its best.

#### PENTHOUSE 95

This penthouse is a true masterpiece with an impressive area of no less than 402 m<sup>2</sup>. The spacious 180 m<sup>2</sup> terrace offers a spectacular view of the sea and dunes and is ideally located to the northeast to make the most of the sun. The penthouse has 4 bedrooms, each with its own bathroom.

Some special features of Mares:

- Sustainable, climate-adaptive, and biodiverse design by the international Danish architect 3XN.
- Luxury kitchen and sanitary with advice from interior architect TKI.
- Generous and luxurious entrance with hospitality services, a private gym with wellness, and an architecturally designed indoor garden with 'view greenery'.
- The apartments have floor-to-ceiling sliding doors with barrier-free access to sheltered terraces.
- One private parking space in the closed parking garage.
- Private storage with charging points for at least two electric bikes and two bike spaces in the communal bike storage on the ground floor.
- Premium location with all amenities and public transport next door.

Location: Mares Gallery, Hellingkade 230, The Hague, Scheveningen.

View the available apartments and penthouses through the housing search.

Virtually step into your new home with SmartView and experience the view.

Experience your panoramic view over the sea, beach, and dunes with the lift.

Want to Experience it Virtually?

Make an Appointment at the Mares Gallery!

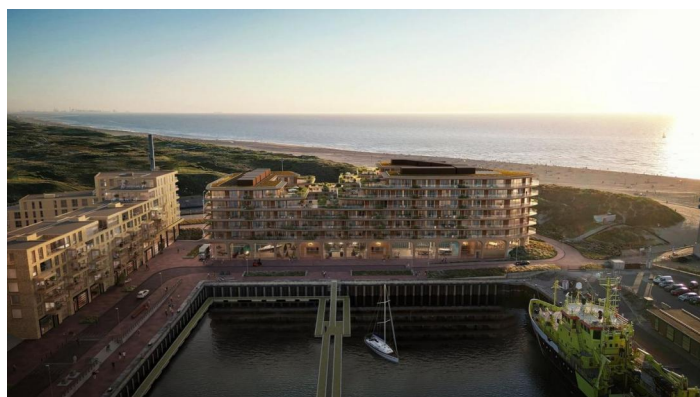
Would you like to experience this unique lifestyle yourself? Make an appointment at the Mares Gallery – Houtrustweg 230, Scheveningen – and explore the possibilities in a realistic digital environment with our SmartViewer. At Mares, your luxurious life awaits—where beauty and comfort meet!

You are also warmly invited to our regular walk-in days.

- Every Saturday from 11:00 AM to 1:00 PM

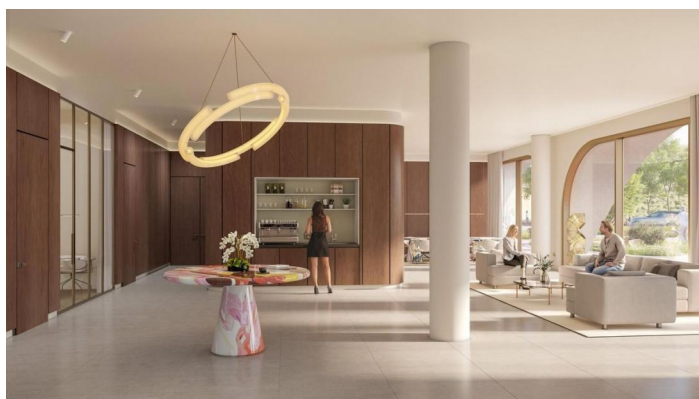
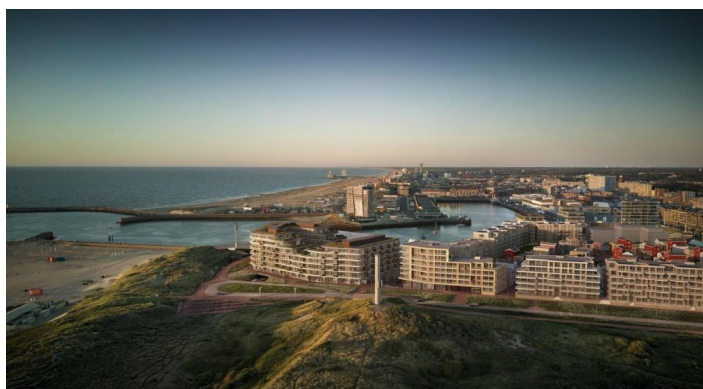
Visit the project website: [mares-den Haag.nl](https://mares-den Haag.nl)













BOUWNUMMER 95  
402 m<sup>2</sup> | HAVEN  
Maak kennis met het nieuwe van de  
samen. De penthouse is nuar liefst  
402 m<sup>2</sup> groot en heeft een terras  
van 180 m<sup>2</sup> met zicht op de zee en  
de haven.

