

# Mares

Den Haag aan zee

## Welcome at the webinar

We start at 19.00 pm

*Living the Coastal life*

# Program Webinar

House rules

Why this webinar?

Introducing speakers

Explanation location Mares – De Zuid CV (MRP & VORM)

Explanation design Mares – 3XN

Explanation of the Mares – De Zuid CV programme

Explanation of the sales process and planning – De Zuid CV

Questions Q&A – Project Team

# House rules Webinar

- This webinar will be recorded and will soon be available to listen to via the website
- Privacy rules also apply:
- You are not in the picture, all cameras are off
- We can't hear you, all microphones are off
- This is how we start our presentation
- Do you have any questions? You can ask these digitally via the chat function during the entire Webinar
- We will try to answer these questions immediately, if this is not possible, we will answer the questions via a Q&A and newsletters
- **Projectwebsite:** [www.mares-den Haag.nl](http://www.mares-den Haag.nl)

# Why this Webinar?

1. Inform you about the latest state of affairs.
2. Answer the questions already received from interested parties.
3. Inform you about the planning.

# Introducing speakers

- Architect – 3XN from Copenhagen
  - Christian Veddeleer – partner at 3XN
- De Zuid CV
  - o Jeroen van Lier – Development Manager
- Brokers
  - o Rudi van Wechem – Frisia makelaars
  - o Jim Reerink – Netherlands Sotheby's International Realty



Mares

# Explanation location



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# Location Mares

**AFSTANDEN**  
 SCHEVENINGEN CENTRUM (AFAS-CIRCUSTHEATER) 4 KM - 10 MINUTEN MET AUTO  
 11 MINUTEN MET FIETS  
 20 MINUTEN MET OV

DEN HAAG (WINKELCENTRUM HISTORISCHE BINNENSTAD) 5 KM - 13 MINUTEN MET AUTO  
 20 MINUTEN MET FIETS  
 30 MINUTEN MET OV



- LEGENDA**
- MARES
  - DE ZUID
  - 1. BUSHALTE NORFOLK
  - 2. SPEELTUIN 'T SPEELDUIN
  - 3. VREDESPAELS
  - 4. OMNIVERSUM
  - 5. KUNSTMUSEUM DEN HAAG
  - 6. FOTOMUSEUM DEN HAAG
  - 7. DE FRED (FREDERIK HENDRIKLAAN)
  - 8. MADUROOAM
  - 9. AFAS CIRCUSTHEATER
  - 10. HOLLAND CASINO
  - 11. KURHAUS
  - 12. SEA LIFE DEN HAAG
  - 13. MUSEUM BEELDEN AAN ZEE
  - 14. CATCH BY SIMONIS
  - 15. GASTROVINO LA LIGURIA

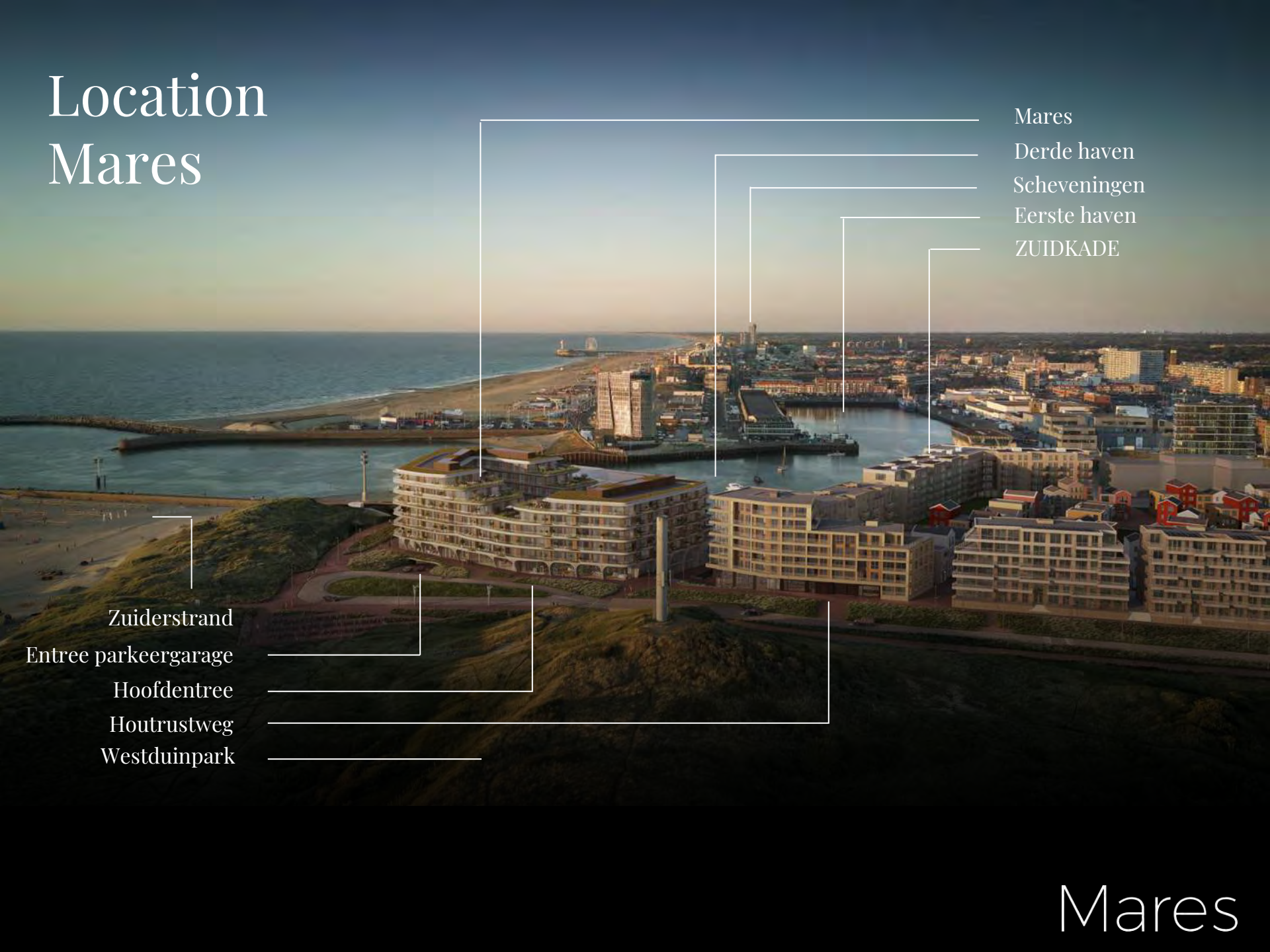
Mares

# Location Mares

Mares  
Derde haven  
Scheveningen  
Eerste haven  
ZUIDKADE

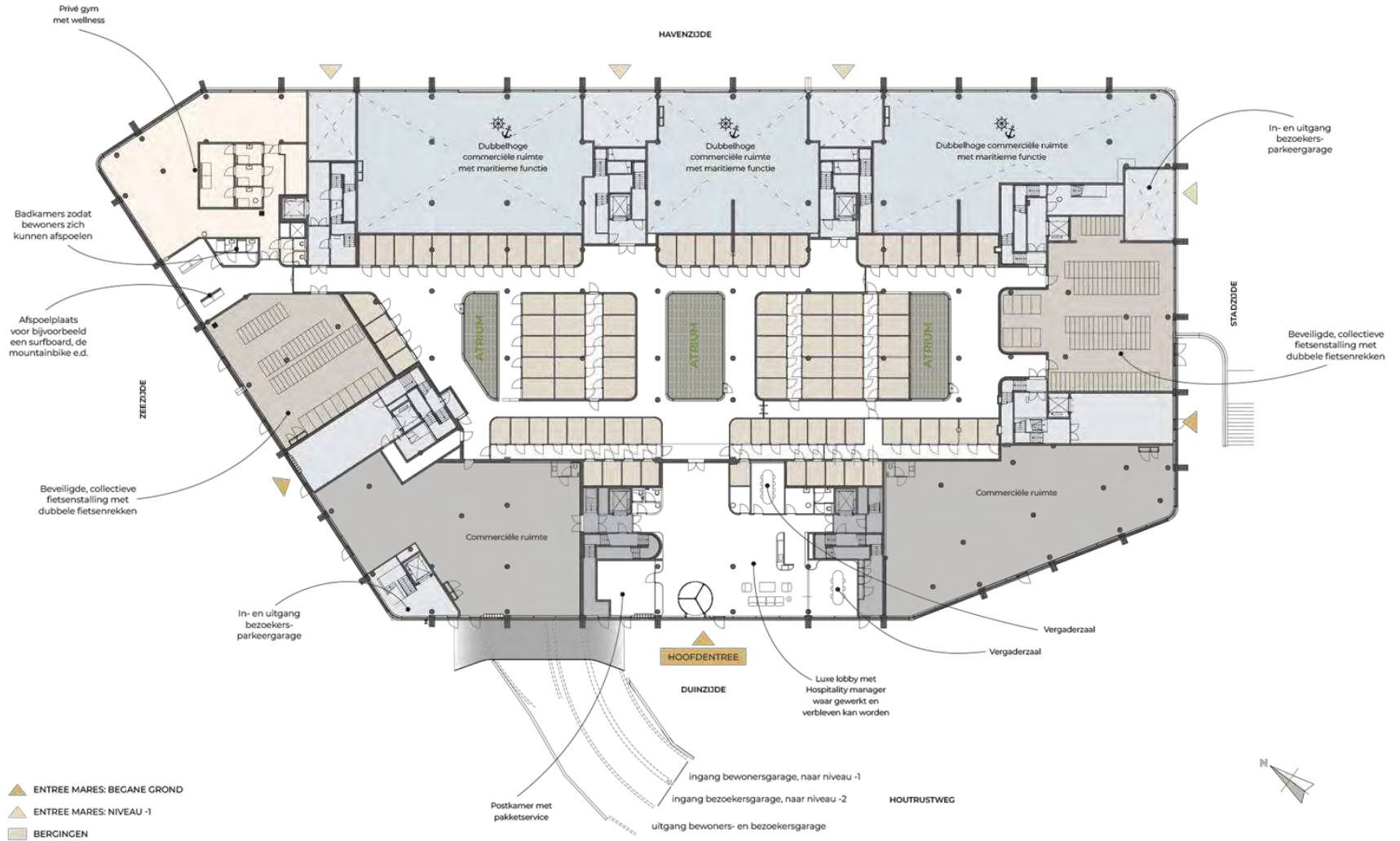
Zuiderstrand  
Entree parkeergarage  
Hoofdentree  
Houtrustweg  
Westduinpark

Mares





# Location Mares



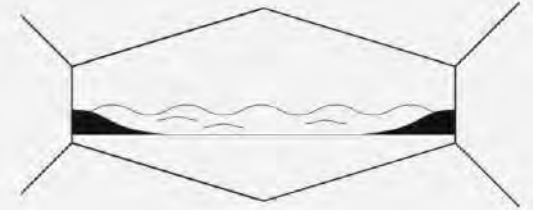
Explanation  
design by 3xn

Mares  
3xn



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Mares



Mares

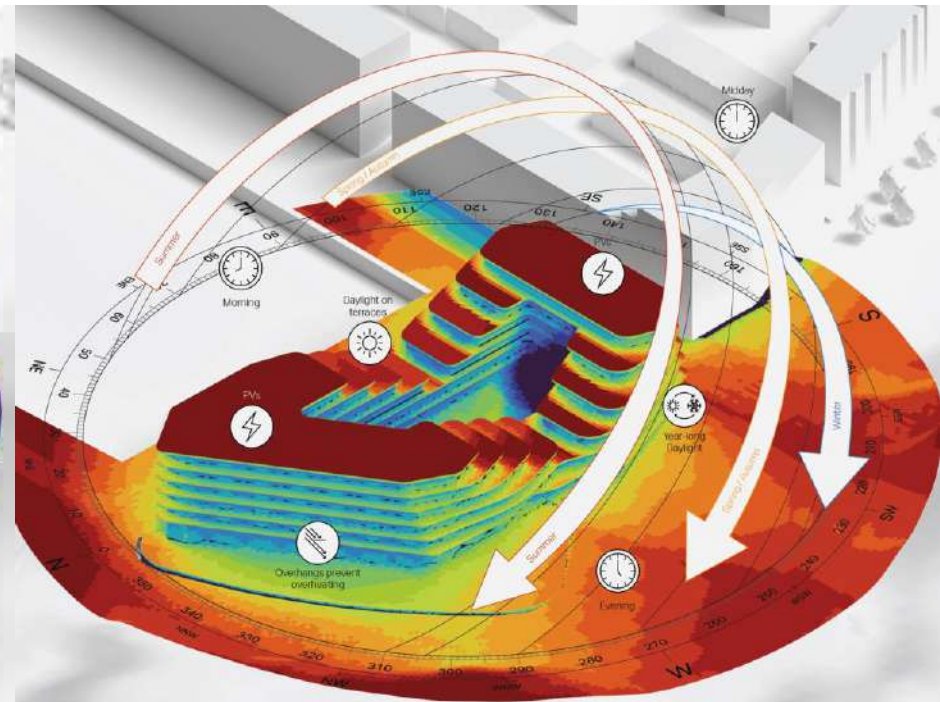
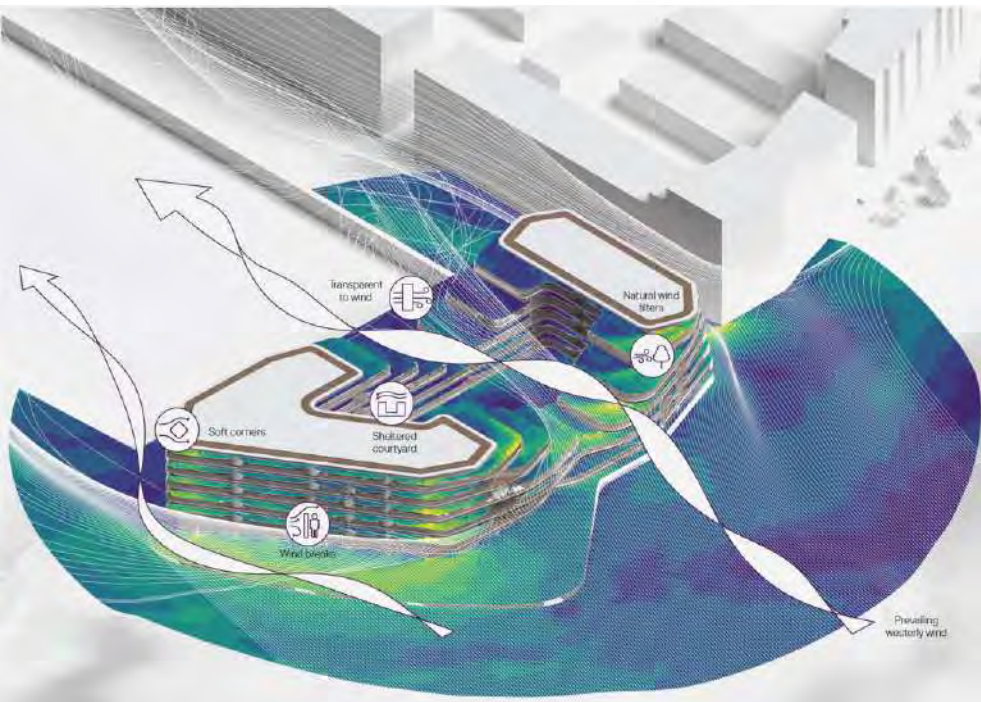
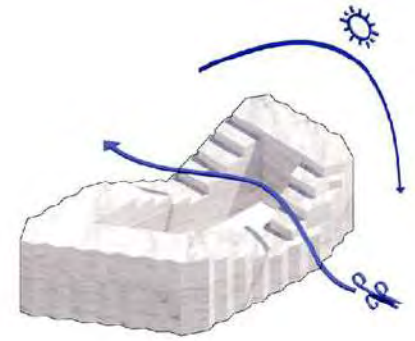




Mares









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# Explanation program

Mares

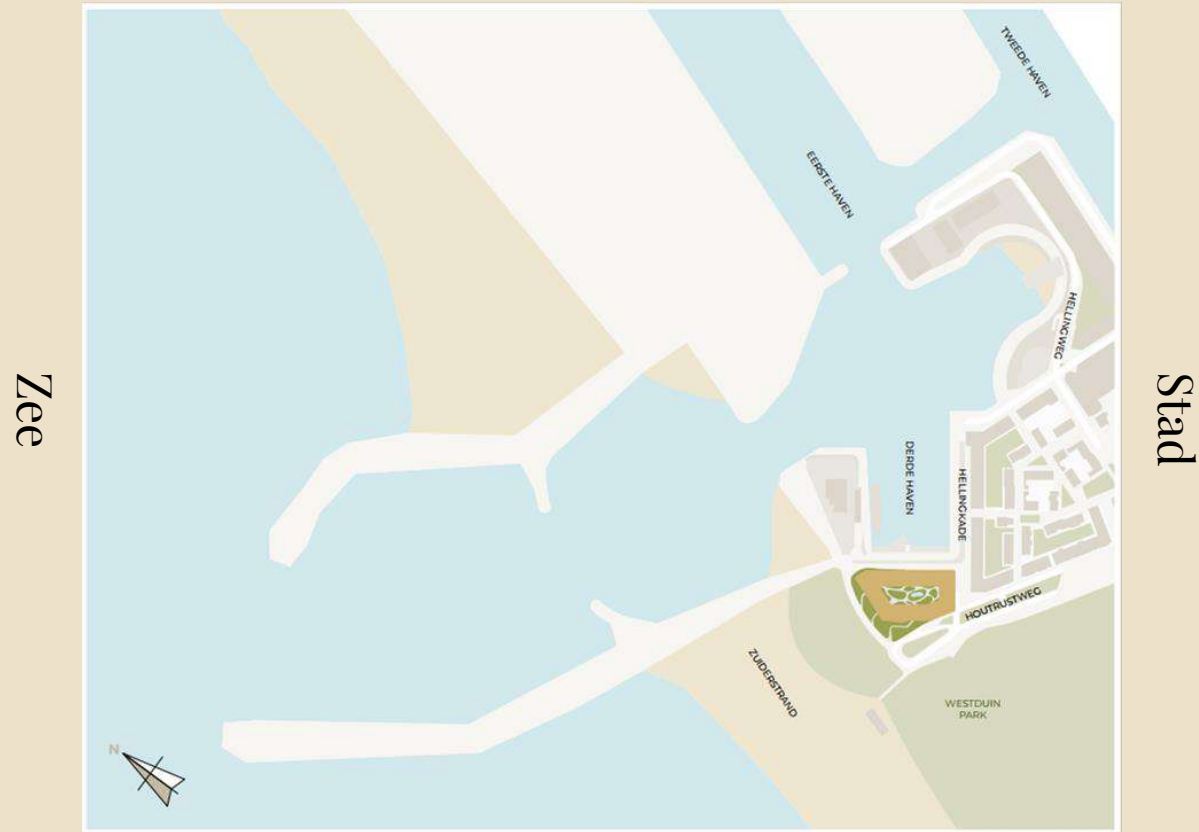


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# Orientations

Haven



Zee

Stad

Duin

Mares

# Orientation Stad (City)



Mares



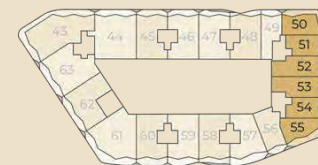
6e verdieping



5e verdieping



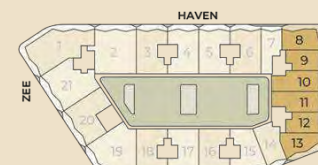
4e verdieping



3e verdieping



2e verdieping



1e verdieping





# Orientation Duin (Dune)



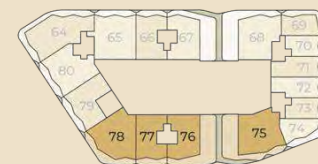
Mares



6e verdieping



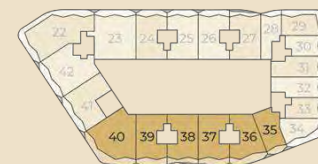
5e verdieping



4e verdieping



3e verdieping



2e verdieping



1e verdieping



# Orientation Haven (Harbour)



Mares



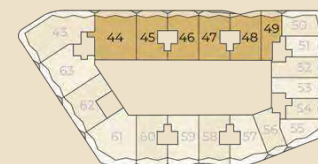
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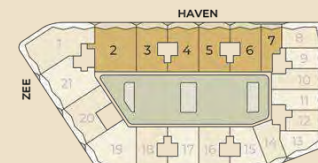
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1e verdieping





# Orientation Zee (Sea)



Mares



6e verdieping



5e verdieping



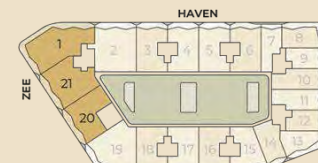
4e verdieping



3e verdieping



2e verdieping



1e verdieping

# Property Finder

MARES-DENHAAG.NL  
From 12-04  
online to see

See [Property Finder](#)





Hospitality

Mares

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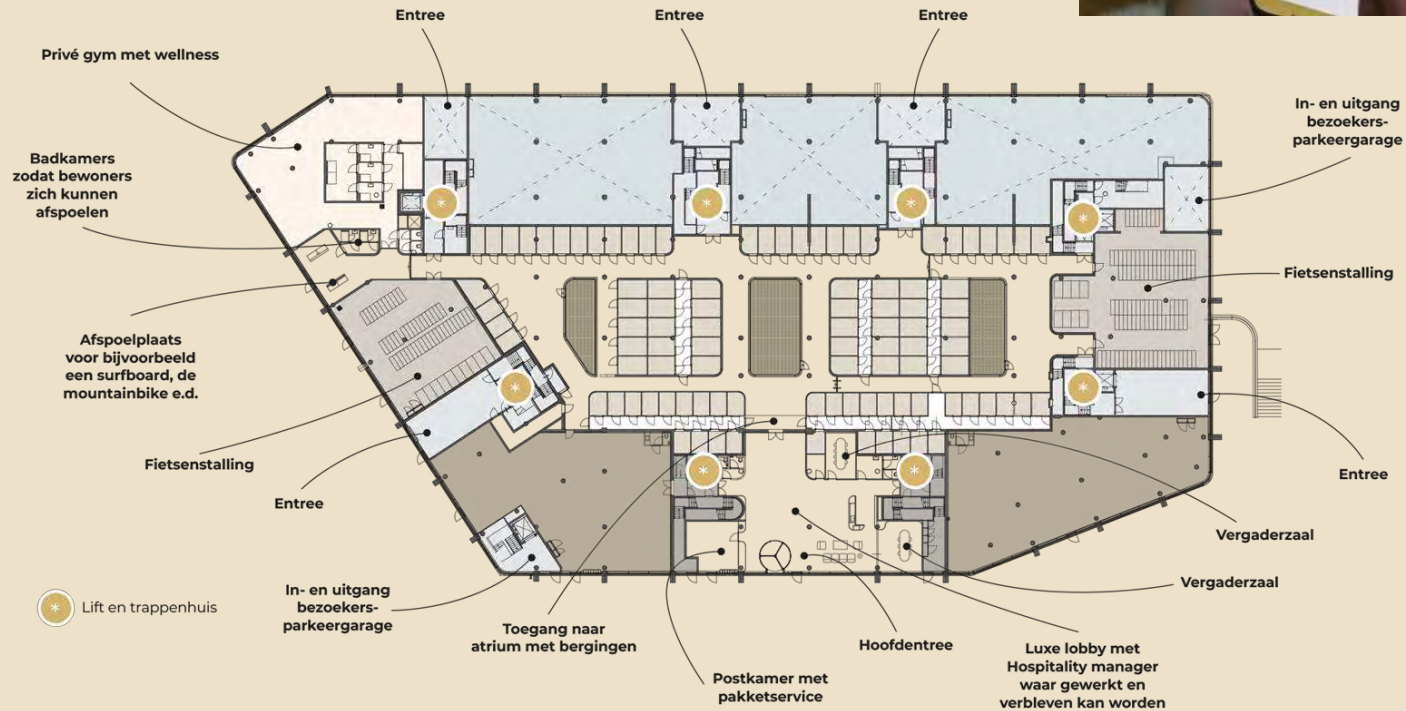


# Facilities

# Mares



## Ground floor





# Level of finish Mares

What's included?

Luxury kitchen, bathroom(s) and toilets

High-quality finishing terraces

Parking lot

Individual bicycle storage

Collective bicycle parking spaces

Interior architect hooked up

- Layout variants
- Optional layout
- Unique layout

Luxurious finish of common areas

Equipped gym and wellness



# Sustainability

Mares

Completely prepared for the future:

- PV Panels
- CO<sub>2</sub> storage
- TES-system with cooling
- Nature-inclusive outdoor spaces
- Energy label A+++

- Designed by landscape architect
- Wooden façades
- Biodiversity
- Native planting



# Sales process

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# Sales process

## **Orientation phase**

Woningzoeker incl. VON-prijzen online 12 april 2024

VIP Event Saturday 20th of April 2024

- Brochure
- Floor plans
- Presentation SmartViewer Mares
- Introduction Stig Vesterager Gothelf - 3XN
- Introduction Pieter Laureys – TKI interior
- Introduction to Sotheby's and Frisia

## **Registration phase**

Registration period from 20 April 2024

- Fill in the registration form and preferences for building numbers

On sale from Saturday 01th of June 2024

Registration closes on 08<sup>th</sup> of June 2024

Assignment by De Zuid CV

Signing purchase contracts



# Planning

- Intended Start Construction: Q4 2024
- Forecast construction time: less than 3 years

Mares



Mares is a project of

**MRP** **VORM**



# Q&A Mares

Questions that you still want to ask and have not (yet) been addressed can be asked by e-mail:  
[welkom@mares-den Haag.nl](mailto:welkom@mares-den Haag.nl)

# **1. I am very interested in this plan. What can I do now to be eligible? Or prepare?**

- The first step is to register on the website and indicate your preferences.
- On April 20, the VIP Event will take place at Kasteel de Wittenburg in Wassenaar from 14:00 to 18:00. Here you can go through the Mares project, the floor plans and the services with the real estate agents and developer. A specially developed SMARTVIEW tool allows you to walk around in real time from an interactive touch screen in a home.
- To prepare a little in advance, you could, for example, have all your financing options determined, have your house appraised. You can already make an appointment with one of the brokers for more information
- The sale will start on 1 June, DE ZUID CV will allocate the homes.



## **2. Can I buy the house shell or am I bound to the selected interior designer and choices kitchen and sanitary?**

- In Mares there is a luxurious base for both the kitchen and the sanitary facilities made by Pieter Laureys.
- Provisional items are determined for both the kitchen and the sanitary facilities.
- If desired, you can have your home designed and built turnkey with Pieter Laureys.

### **3. What is the flexibility to customize the apartments?**

- The layout of the apartment can be adjusted.
- The interior designer will also design and offer an optional layout in advance. Optionally, you can design your own layout with the interior designer.
- Carry-over of pipes can take place through a foam concrete floor or through a suspended ceiling that has been taken into account.

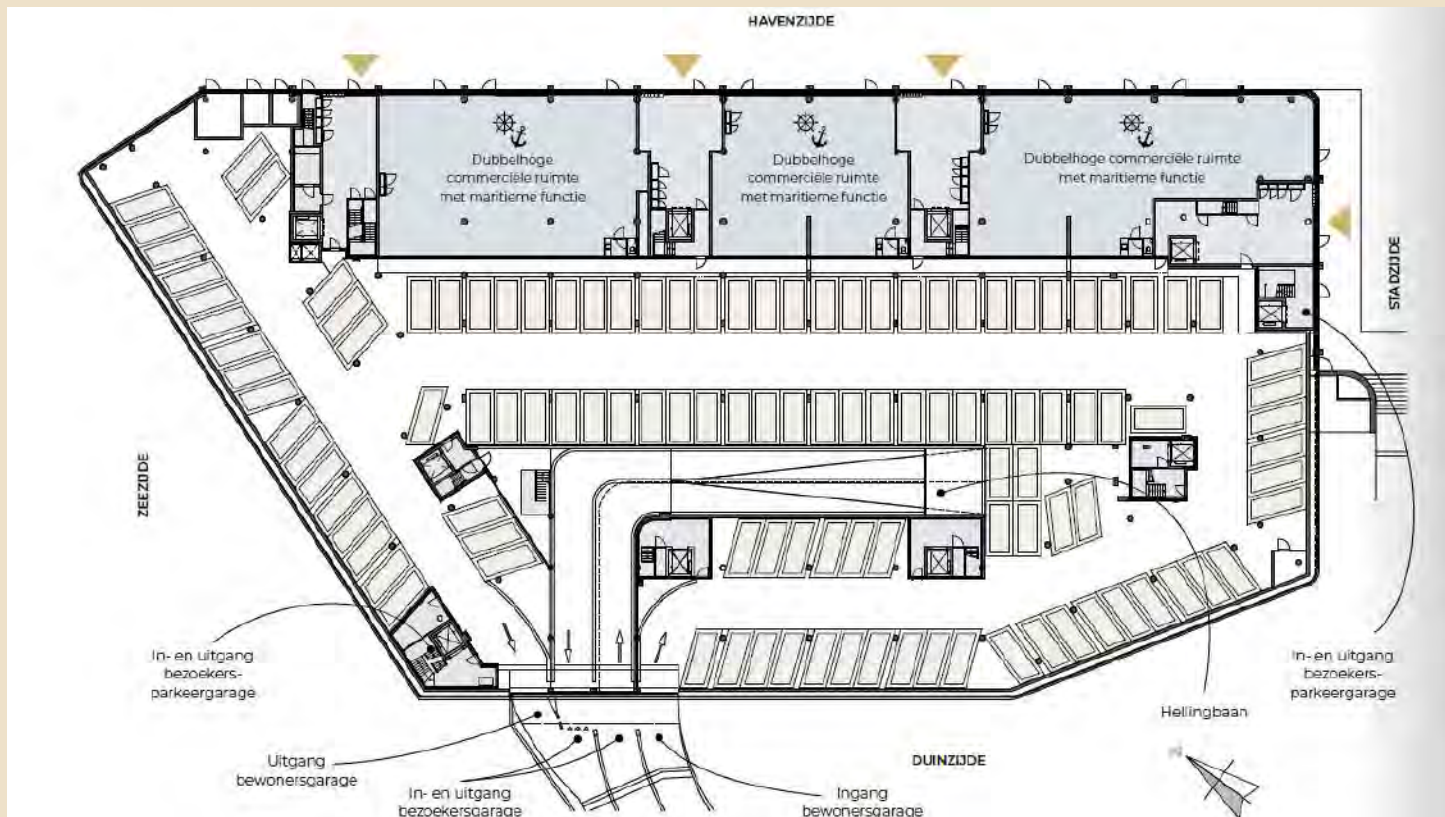


## **4. Can I also choose not to buy a parking space or maybe 2?**

- No, the parking spaces are linked to the building numbers in the plan. On the price list of this plan you can immediately see exactly which parking space belongs to which building number.
- What we sometimes see happen, when buyers do not have a car, is that this parking space is purchased, but is rented out among themselves in the VvE.
- For residents' electric cars, a buyer's option can be created in the parking garage. The garage is fully prepared by flat tape.

## 5. Where do residents park?

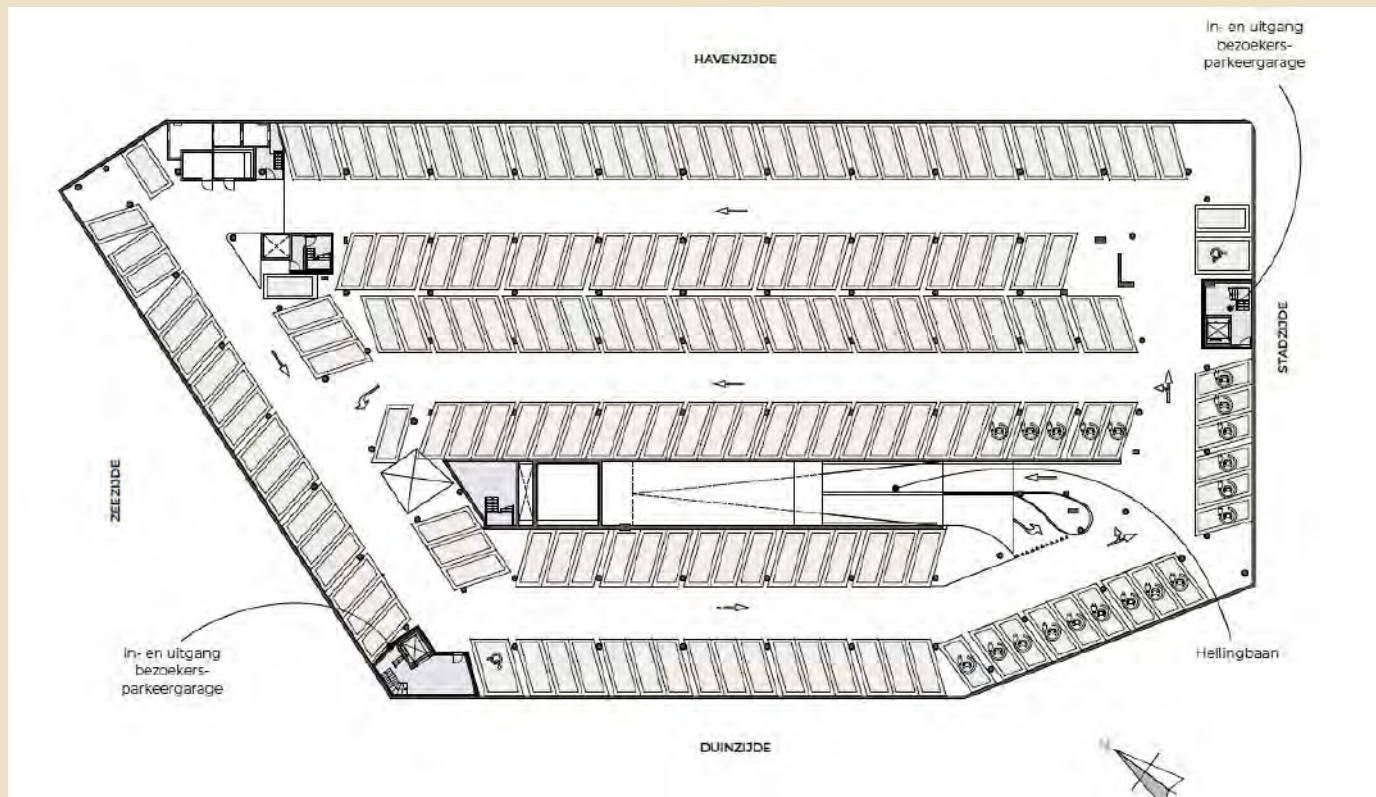
- The residents park in the underground parking garage, located below Mares.
- There will be a total of 115 parking spaces in the parking garage.





## 6. Where do visitors park?

- Visitors park in the underground public parking garage, located below Mares.
- There will be a total of 185 public parking spaces in the parking garage.



## 7. What will be in the commercial spaces?

- The three large units on the Houtrustweg (3 double-height units) are intended for maritime functions (sailing shop to company that builds automatic boats (Demcon).
- In addition, 2 commercial units are positioned on the Hellingkade.
- Catering is not allowed in Mares, this will be done in the ZUIDKADE building.
- On the corner of Hellingkade and Houtrustweg there will be a private gym for the residents with luxury wellness (saunas).



## 8. Are there balconies on the inside?

- You have a French balcony on the inside. The façade can be opened inwards in three parts, with a balustrade in front of it. This makes it easy to clean the windows. You have a view of the courtyard garden.

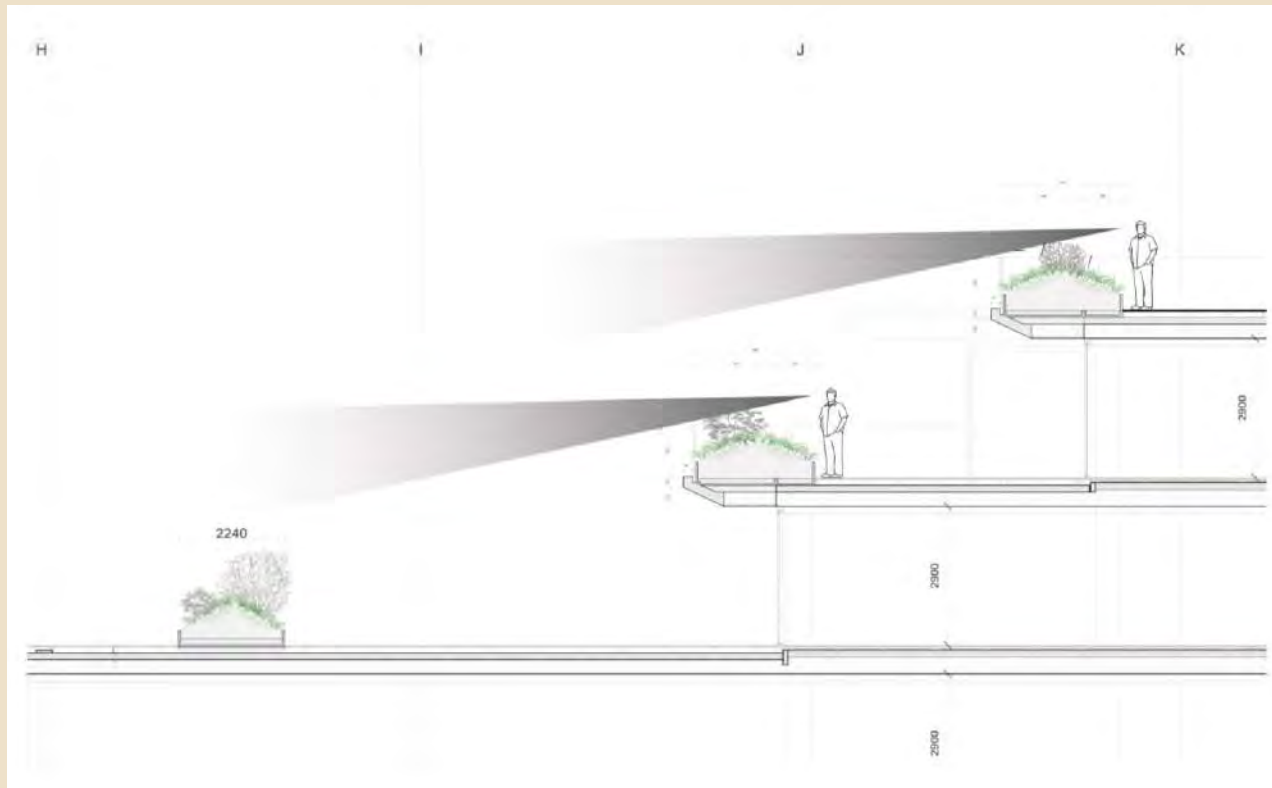
## 9. Is it freehold or leasehold?

- The apartment right is issued on perpetual leasehold.
- Leasehold has been bought off.



# 10. How is the privacy on the roof terraces?

- In the case of the roof terraces, the green bins have been made deep along the edges so that it is not possible to look at lower roof terraces.
- At opposite roof terraces, they are equipped with high green facilities on the edge for privacy.



# 11. What is the distance between Mares and ZUIDHAVEN?

- The distance at ground level between the two façades is 20m<sub>1</sub>
- The distance on the first floor (taking into account outdoor the space) is approx. 18m<sub>1</sub>



# Mares

Den Haag aan zee

MARES EVENT  
VIP Event  
20 april

Thank you for your attention!

[mares-den Haag.nl](https://mares-den Haag.nl)