

A photograph of a modern, multi-story brick building with a flat roof. The building features large, white-framed windows and a prominent orange door. A balcony with a glass railing is visible on the upper floor. The building is situated in an urban environment with trees and a clear blue sky. The text "The Emma Residence" is overlaid on the right side of the image.

The Emma Residence



The Jozef Israëlslaan was originally part of an urban development plan by internationally renowned Dutch architect, Berlage. The double avenue of trees and the crescent-shaped Jozef Israëls park, featuring a charming Rosarium, lend the area its stately ambiance. The centre of the park hosts an imposing monument to Queen Emma, unveiled on 4 June 1936 by her daughter Queen Wilhelmina. It is from Queen Emma that the residence takes its name. The town house is located in Benoordenhout, an exclusive residential area to the north-east of the city centre of The Hague, within easy reach of the Utrechtsebaan

and the access routes to Amsterdam, Rotterdam and Utrecht. The location is convenient for public transport, being served by several tram and bus lines. The Hague Central Station is within walking distance. On the corner of the Jozef Israëlslaan is the Weissenbruchstraat, well-known for its specialist shops and restaurants. The Hague Montessori Lyceum and a number of other (international) high schools, as well as several crèches, can be found within a few minutes walking distance of the Emma Residence. As well as the Rosarium, the beautiful parks and woods of Arendsdorp and the Clingendael Estate are within walking distance.

The Emma Residence

The Jozef Israëlslaan in the elegant Benoordenhout area of The Hague is the location for the Emma Residence, a distinctive new town house.





The Hague is the chosen location for the Emma Residence, a town house of 780 m² gross, comprising a basement, a ground floor and a suite of living accommodation on the first and second floors. The basement extends beneath the driveway and houses a two-storey garage of approx. 222 m² gross. Architect Dick van Gameren of Dick van Gameren architecten B.V. has taken the inspiration for his choice of design from the neighbouring buildings, where Berlage's urban development design is continued along the Jozef Israëlslaan, ending in contemporary style at the side of the Emma Residence.



A ceiling height of some 3 metres and patio doors leading onto a large terrace ensure the walk-out basement receives the maximum amount of daylight. The basement extends into a garage that can also be accessed from the ground floor.



The basement

The two-storey garage beneath the driveway is accessible via a car lift system, further enhancing the multifunctional potential of the residence.



Inside, the different levels are connected by means of both a staircase and a lift. The ground floor and basement terrace can be reached at natural ground level via an exterior stairway, giving optimum flexibility in combining the different areas.



With the choice of facilities present in the accommodation and the flexible partitioning of the space, the basement is ideally suited for prestigious occasions; the available area can be further extended in combination with the ground floor.

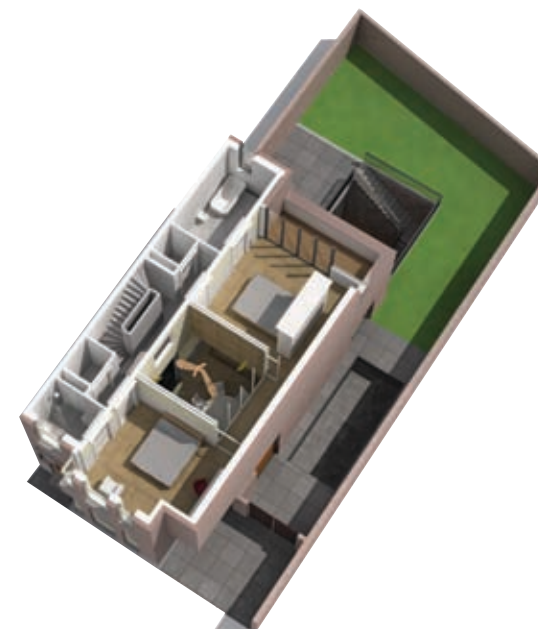






Ground floor

The imposing reception/living area at ground floor level features a spacious atrium (some 6 metres in height), enhancing the dimensional quality of the space. Sliding doors allow maximum flexibility of usage for the ground floor space, making the area eminently suitable for a range of different functions, for example as a work or study room or office. French doors at the rear of the building open onto the terrace that in turn connects with the basement terrace.



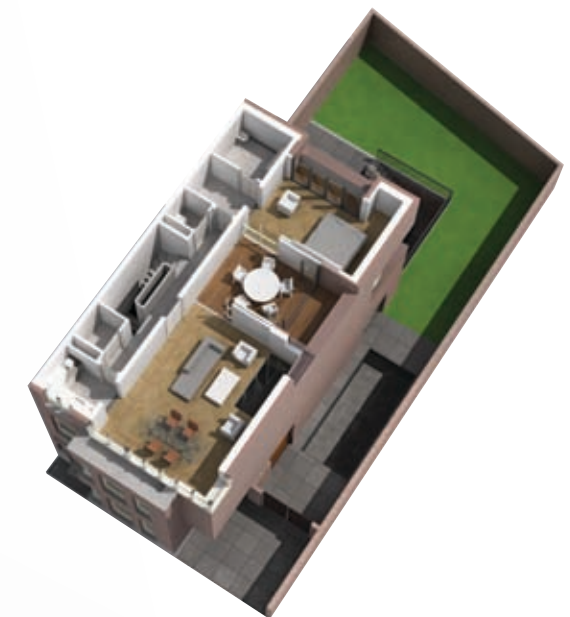
First floor

The front and rear rooms on the first floor are separated by the central atrium. As well as the bathroom facilities on the landings of all floors, both the front and the rear rooms on the first floor have en suite bathrooms.



Only sustainable materials of the highest quality will be used, to further enhance the distinctive character of this unique town house, in terms of both functionality and comfort. The installation of a vertical ground-coupled heat exchanger and electrical heat pump allow the stored cold water to be used for ventilation,

and in the winter the available heat can be used for heating the accommodation. Solar cells have also been installed under the thermal energy roof and are integrated with the vertical heat exchanger. This system allows for optimum energy efficiency that is at the same time environmentally friendly and anticipates future sustainability standards.



Second floor

The second floor, which is also fitted with kitchen and bathroom facilities, can serve as an independent penthouse. A particular feature of this floor is the partly covered 'Winter Garden'; residents can enjoy the special ambiance of the 'Garden' in both summer and winter.

The Emma Residence

The location on the Jozef Israëlslaan, between numbers 54 and 56 is a wholly-owned plot of some 300 m².
The total available living space of the Emma Residence amounts to 657 m² (780m² gross), including 60 m² terraces and the multi-level garage approx. 163 m² (222 m² gross). Technical specifications are available on request.

Basement / garage

Available space
Integral two-storey parking garage approx. 163 m²
Basement approx. 156 m²

Ground floor

Available space
Approx. 135 m²

First floor

Available space
Approx. 96 m²

Second floor

Available space
2nd floor / penthouse approx. 107 m²

The inherent flexibility of the design ensures that the Emma Residence is an optimum match for a wide variety of purposes. The two-storey garage can be used partly as a storage area for art collections, a music studio or a private fitness area, to mention but a few possibilities. The rooms in the basement and on the ground floor can accommodate receptions for up to 125 people, and can also be combined to form an office area or study environment or as accommodation for live-in staff. The top floor of the upper house can be used as a penthouse apartment, separately from the other floors. The services and energy systems have been designed so as to allow for individual regulation.



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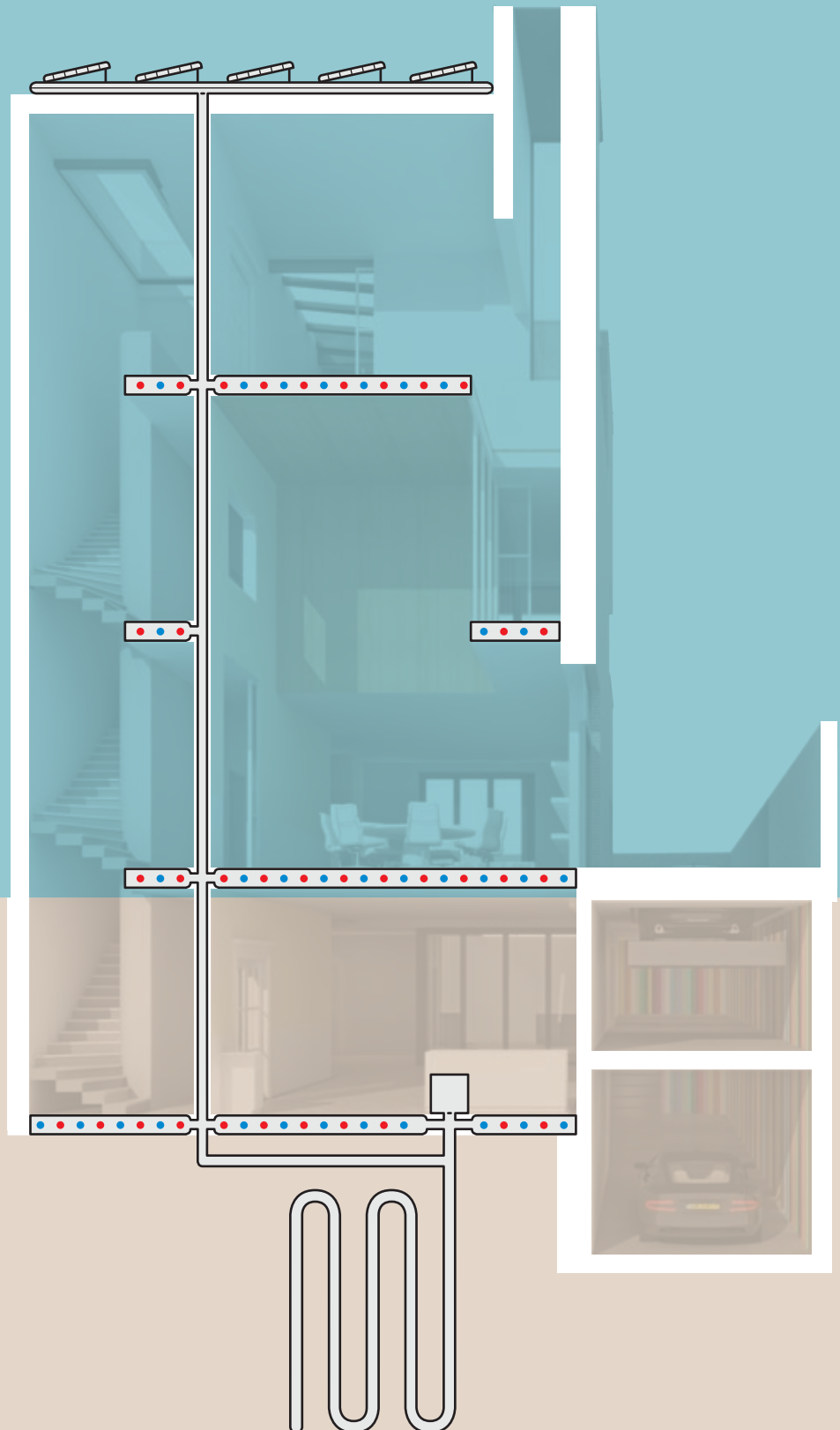
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Sustainability aspects

-  solar cells
-  thermal energy roof
-  heating / cooling
-  electrical heat pump
-  vertical ground-coupled heat exchanger