



PROPERTY BROCHURE



FRANEKER

DYKSFEART 22 - 8801 ZE - NETHERLANDS

€770,000 k.k.

FRANEKER

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ASKING PRICE	€770,000 k.k.
Status	beschikbaar
Acceptance	in overleg

CONSTRUCTION

Kind of house	Villa, vrijstaande woning
Building type	bestaande bouw
Construction period	2023
Particulars	

SIZES AND LOCATION

Living area	188 m ²
External storage space	10 m ²
Volume	727 m ³
Plot size	600 m ²
Location	aan water, aan park, aan rustige weg, in woonwijk, beschutte ligging, aan vaarwater, landelijk gelegen



VILLA FRIESLAND MAKELAARDIJ

Lange Marktstraat 1
8911 AD Leeuwarden

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LAYOUT

Rooms	6
BedRooms	4
BathRooms	1
Floors	3
Facilities	mechanische ventilatie, schuifpui, dakraam, glasvezel kabel, zonnepanelen, natuurlijke ventilatie

ENERGY

Class	A_PPPP
Index	
End date	2033-02-21

MISCELLANEOUS

Insulation	volledig geïsoleerd, hr glas
Type of roof	zadeldak
Roof materials	pannen
Inside maintenance	uitstekend
Outside maintenance	uitstekend

C.H.

Heating	vloerverwarming geheel, warmtepomp
Hot water	elektrische boiler eigendom

SHED

Type	aangebouwd hout
Facilities	voorzien van elektra
Amount	1

GARAGE

Type	geen garage
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GARDEN

Gardens	tuin rondom
Total surface	600 m ²
Main garden	tuin rondom
Back entrance	1

PARKING

Facilities	op eigen terrein
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DESCRIPTION

Ultimate Luxury – Hotel-Chic Villa on Open Water (A++++)

Set on the edge of the elegant new residential district of Franeker-Zuid, this striking detached villa (2023) enjoys a prime location directly on open water. A residence where refinement, comfort, and design converge, executed with uncompromising attention to detail. Nothing has been spared: energy-neutral living, low-maintenance exteriors, contemporary tilt-and-turn windows, underfloor heating and cooling, luxurious façade finishes in a timeless palette, an architectural design with a bold modern risalit, sleek plastered walls, and a master suite with walk-in dressing room. The bespoke kitchen showcases premium craftsmanship, while the year-round garden room extends the living space seamlessly outdoors. A professionally landscaped garden with an extra-deep hardwood jetty completes this remarkable waterfront estate.

GROUND FLOOR

A spacious entrance hall welcomes you with an elegant guest cloakroom, gallery staircase and access to both the utility room and the main living areas.

The living room, positioned towards the sheltered garden, creates a warm and intimate atmosphere and blends harmoniously with the light-filled kitchen-diner, forming an open-plan yet versatile living concept. The bespoke kitchen, situated at the front, is a true culinary statement, fitted with robust ceramic countertops, coffee station, dishwasher, combi oven, large Bora induction hob with integrated extractor, Quooker, and built-in fridge-freezer. The adjoining sitting area is designed for elegant comfort.

The garden room is an all-season retreat. With a fully opening glass façade, indoors and outdoors merge effortlessly. In summer, it provides the ultimate alfresco experience, while in the cooler months it transforms into a stylish lounge with electric heating.

The utility room houses the advanced heat pump system with 190-litre boiler and laundry connections. The whisper-quiet air-source heat pump is discreetly placed outside. Throughout the ground floor, a refined laminate floor with underfloor heating and cooling ensures both style and comfort.

FIRST FLOOR

The first floor comprises three generously proportioned bedrooms, including the master suite with a luxury walk-in dressing room.

The bathroom is of true boutique-hotel calibre: flooded with natural light, featuring a spacious walk-in rain shower, designer double vanity, and lavatory. Every element is finished with refined detailing and high-end materials. This floor also enjoys luxury flooring with underfloor heating and cooling.

SECOND FLOOR

A fixed staircase leads to the expansive second floor, bathed in light from a large Velux skylight. This versatile open space offers a wealth of possibilities: additional bedrooms, a private study, or even a second bathroom – the choice is yours.

STORAGE

At the rear, the villa adjoins a spacious, partly insulated wooden storage unit – ideal for bicycles, garden equipment and water sports essentials.

GARDEN & PLOT

The landscaped grounds are designed with an eye for elegance and privacy. Surrounding the villa, mature plantings, inviting terraces, and a wide driveway for two cars create a refined outdoor setting. A lockable gate leads to the garden and waterfront. The 15-metre hardwood jetty, set slightly lower for easy access, is a true highlight – ideal for mooring your boat, enjoying water sports, or creating a private waterfront lounge. Thanks to the lush greenery, the garden guarantees both seclusion and a perfect balance of sun and shade.

PARTICULARS

- Detached villa (built in 2023) on open water
- Energy label A++++ | Fully energy-neutral
- Heat pump system with 24 Solar Edge panels
- Water softener
- Low-maintenance façades and tilt-and-turn windows
- Hotel-chic interiors and finishes, inside and out
- Bespoke designer kitchen and luxury bathroom
- Spacious all-season garden room
- Fibre optic internet
- Professionally landscaped garden with 15m hardwood jetty
- Partly insulated wooden storage unit
- Driveway for 2 cars, lockable gate
- Peaceful, green residential area with waterways and walking routes
- Within walking distance of train station, supermarket and Franeker's historic centre
- Excellent accessibility by car and rail, Amsterdam little over an hour away

FRANEKER

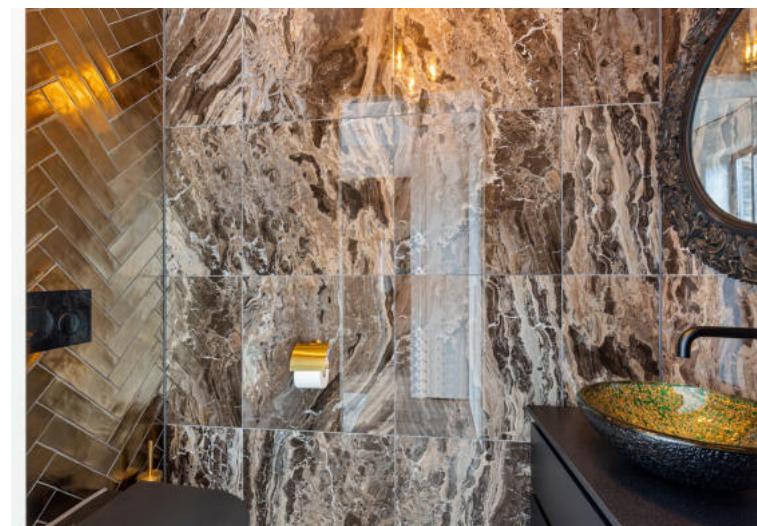
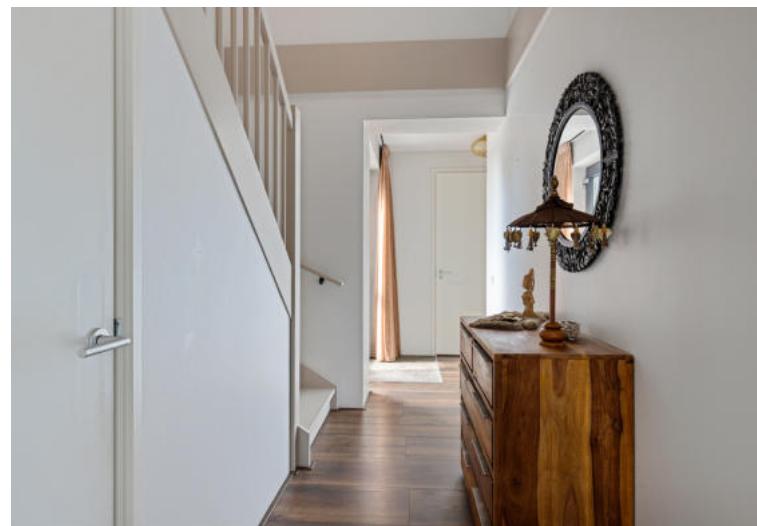
Franeker, one of the celebrated Frisian Eleven Cities, is aptly known as the "Star of the 11 Cities". Its historic centre offers a rich

array of amenities: fine boutiques, specialty shops, schools, sports facilities, healthcare, a theatre, the UNESCO World Heritage Eise Eisinga Planetarium, and a vibrant dining scene. The cultural and sporting life is thriving here: from the world-renowned "PC" handball tournament at the Sjûkelân to the annual Agricultural Days. Strategically located between Leeuwarden and Harlingen, Franeker enjoys direct waterway connections to the Frisian Lakes and the Wadden Sea. With its railway station and nearby motorways, destinations such as Heerenveen, Groningen and Amsterdam are within effortless reach.



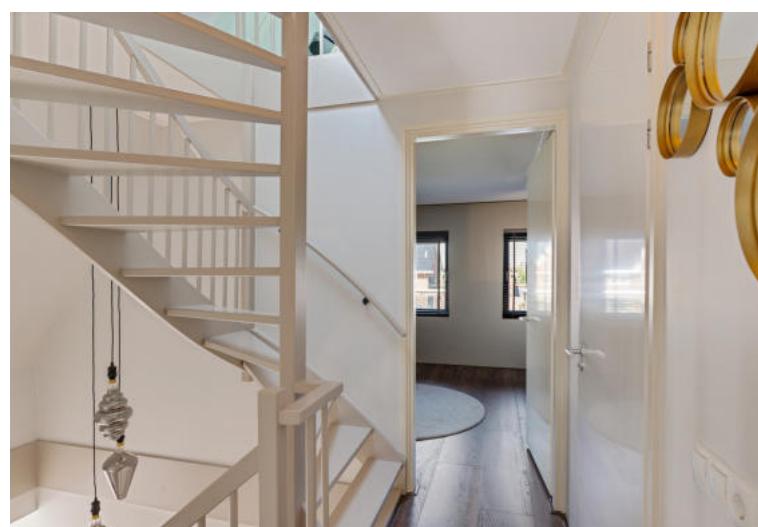
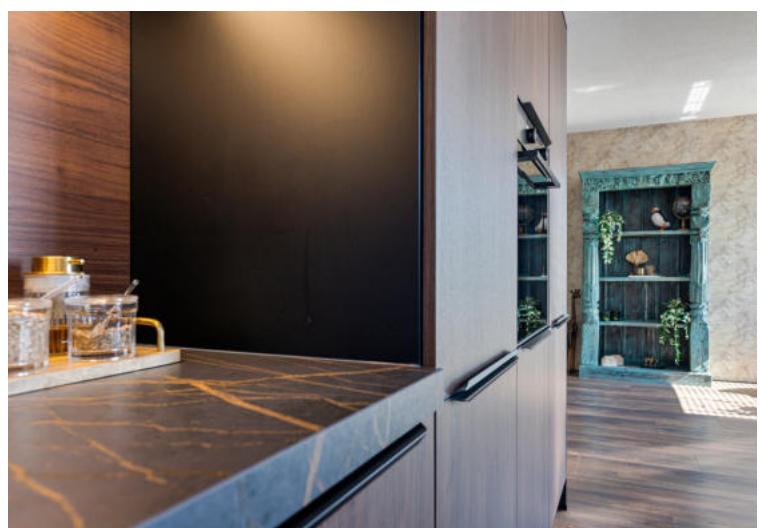






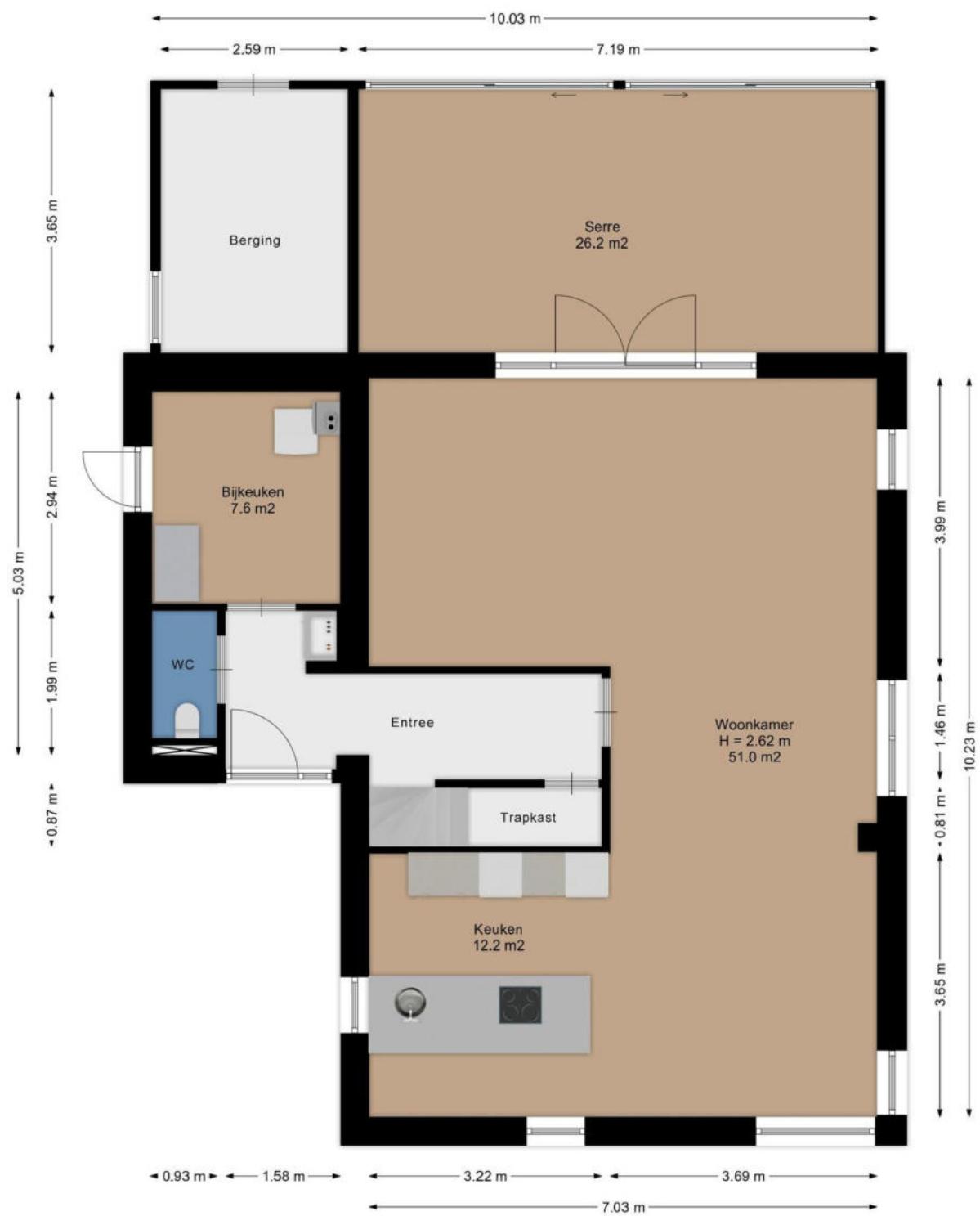




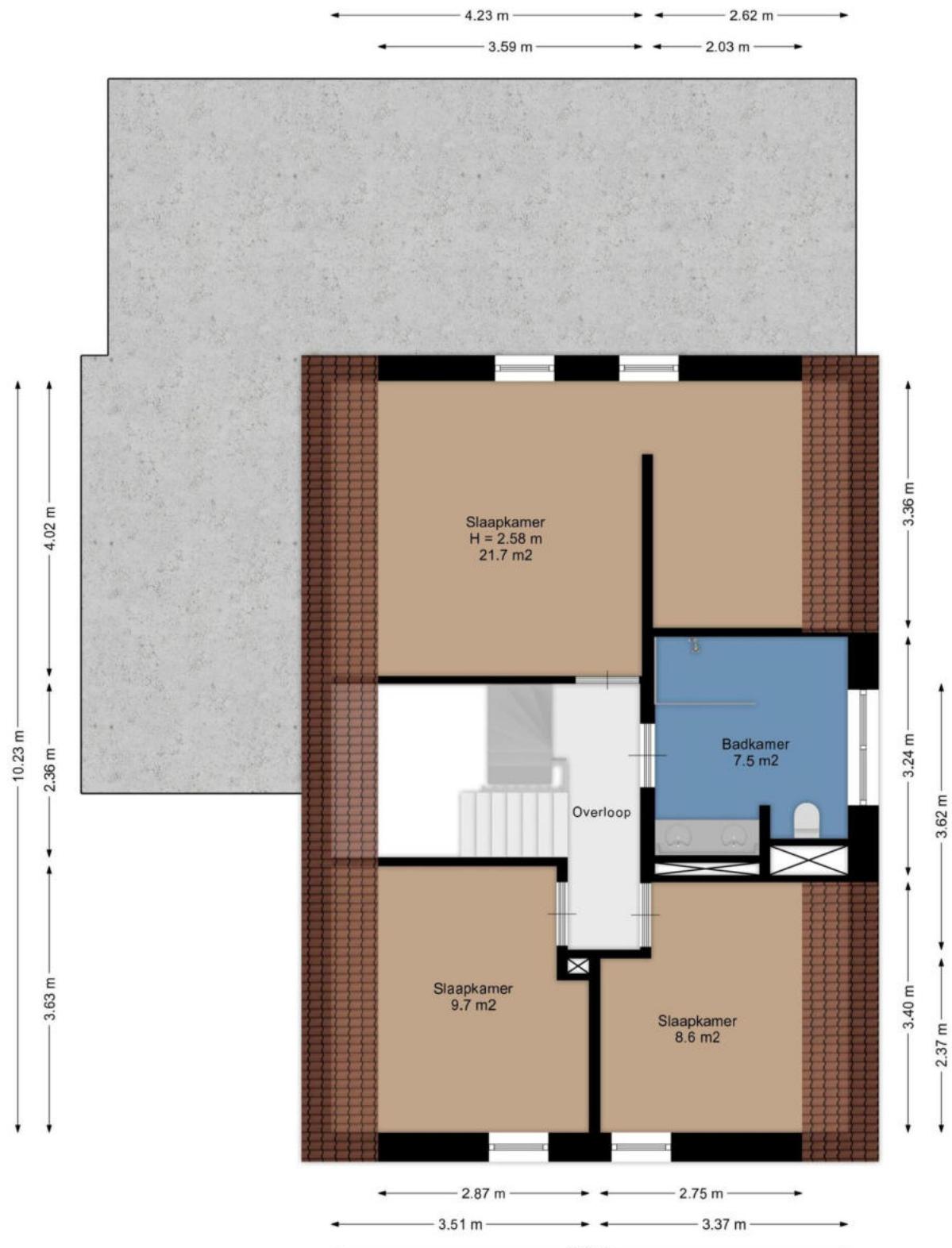




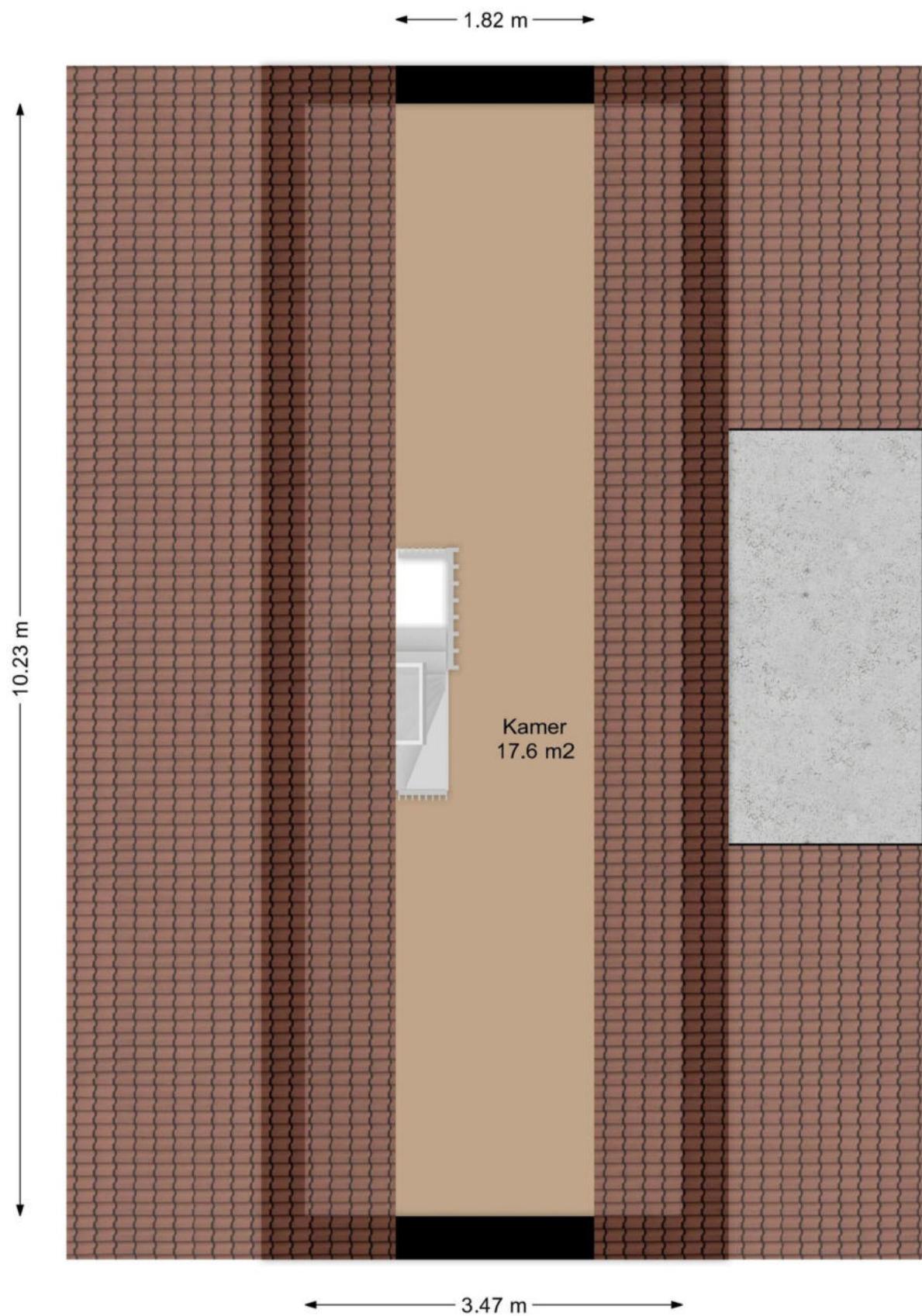




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