

'T LANDGOED BAARS



'The Hidden Pearl'

Holiday park 't Landgoed Baars, Overijssel

Introduction

Discover the enchantment of 't Landgoed Baars. Experience the perfect combination of relaxation, nature and adventure at 't Landgoed Baars. Enjoy the peace and quiet and the beautiful surroundings, surrounded by centuries-old forests and fields. The 'village' has its own picking and experiencing gardens and of course tasting and enjoying this delicacy is allowed. Also visit 'Residence de Eese', the adjacent 65-year-old family holiday park with many diverse activities for an unforgettable holiday.



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Welcome!



'T LANDGOED BAARS PLOT: MORE THAN 10 HECTARES

Upon arrival at 't Landgoed Baars you will immediately feel it: this location is one of the pearls of the Netherlands. There is a unique ambiance of relaxation, peace and space here.

Explore the rolling landscape, discover the Woldberg, Baars and De Bult on foot or by bike, which also includes the 'De Eese' estate.

't Landgoed Baars is emission-free and has a design of recreation, peace, nature, enjoying home-grown forgotten vegetables, herbs from our own gardens and even its own food forest.

Curious about a unique and attractive holiday accommodation?

Get to know our beautiful thatched cottages at 't Landgoed Baars, specially designed for both small and larger groups.

These luxurious accommodations combine modern amenities with a country style, including comfortable box-spring beds and luxurious bathrooms.

King of the Kingdom

Koning te Rijk is a recreation organization focused on hospitality and wonderful experiences. Our unique locations are located in the most beautiful and authentic places in the Netherlands. KoningteRijk B.V. is a family business and works intensively on everything related to history, culture and recreation.

You can rent unique holiday homes and group accommodations at our authentic locations. Enjoy special regional dishes in the very cozy restaurants and rent bicycles and/or 100% electric sloops.

Unique holiday feeling

Enjoy an unforgettable holiday and feel like royalty here!

Curious about what else 'Koning te Rijk' has to offer?

Feel free to take a look



The location

In perhaps the most beautiful spot in the Netherlands, between the forests and the rolling landscape, you will discover the pure peace and pure air at 't Landgoed Baars. Here you will sleep just as well as at home or even better. When you arrive at 't Landgoed Baars you immediately feel that this is a unique place to slow down, meet, relax and discover, but above all to enjoy.

Experience the enchanting surroundings of 't Landgoed Baars, located in a picturesque region full of nature and culture. From picturesque villages and National Parks to historic sites, there is something for everyone. Cycle or walk via 'White Horses' to the cozy old city center of Steenwijk with nice shops and restaurants. The historic and picturesque 16th century port towns of Blokzijl and Vollenhoven is located ± 19 km away.

In addition, there are also plenty of recreational opportunities in the immediate area, such as sailing, walking and cycling routes through the national parks: Weerribben-Wieden, Drents-Fries Wold and Dwingelerveld.

Enjoy a boat trip in picturesque Giethoorn, take a look at the dolmens, 'Museum De experimental colony' in Frederiksoord, 'Miramar Sea Museum' in Vledder, 'Junglepark Pantropica' in Luttelgeest or the colorful flower bulb fields in the nearby polders.

Travel
Times

from 't Landgoed Baars.

Steenwijk 5 min

Meppel < 15 min

Giethoorn < 16 min

Zwolle < 25 min

Amsterdam < 1 hr 30 min



The Baars area

Green Heritage

The park and its surroundings belong to the "Green Heritage" of Overijssel.

Residence de Eese in De Bult is part of a (private) garden landscaped ± 240 years ago with its own pond on the edge of the forests of 'De Eese'. The land that became available has been decisive for the entire environment. The name 'De Bult' is derived from this. As a holiday park, the park is 60 years young. This beautiful wooded area has a special history.

The national park

In the area you can enjoy beautiful nature in one of the national parks: Weerribben-Wieden, Drents-Fries Wold and Dwingelderveld.

Beautiful cycling and walking tours!

The area around 't Landgoed Baars is the perfect base for a beautiful bike ride. Discover one of the many routes and explore by bike or on foot!

Princely estates

The 'Heerlijkheid de Eese' estate is located in three different provinces and covers 800 hectares. Our Royal family is regularly a guest at the Heerlijkheid country house.

The Woldberg and Havelterberg

You can walk directly into this unique forest area from 't Landgoed Baars. The Woldberg is the northernmost point of the arcuate moraine complex of Steenwijk. Slightly further south you will find the Bisschopsberg and the Havelterberg.

UNESCO world heritage

The Colonies of Benevolence have been declared a UNESCO World Heritage Site! Discover the Colonies of Benevolence and view the numerous monuments in a unique landscape. This influential history can be seen near 't Landgoed Baars.

Wilhelminaoord is approximately 7 km away from our park.

Venice of the North

Picturesque Giethoorn is 12 km away from 't Landgoed Baars. Walk or sail past historic buildings and enjoy a terrace on the water.



Rent a boat in Giethoorn

Just returned from a wonderful weekend at 't Landgoed Baars with friends. The house was very nice and clean. Cozy and comfortably furnished. The bike ride was also beautiful! The park is beautifully located in Overijssel, in the middle of nature!

You only hear the birds!

- Nynke



"A beautiful retreat in nature where guests can relax."

*Discover the perfect balance between nature,
comfort and convenience during an unforgettable
holiday experience!*





THE STAY ON THE BAARS ESTATE
WAS AN EXPERIENCE FOR US THAT WE WILL NEVER
FORGET

-
Lieke



Want to invest in a holiday home without any worries?

Investing in a holiday home at 't Landgoed Baars is not only a step towards carefree enjoyment, but also a smart choice. We stand for a sustainable and pleasant investment that goes beyond just holiday fun.

1 Unique Cottage Homes

Discover our stylish, contemporary homes, harmoniously embedded in nature. Each with a distinctive design and space for your personal touch.

2 Beautiful environment

The holiday parks 't Landgoed Baars' and 'Residence de Eese' are located in the middle of nature to completely relax. Discover the diversity of the area on foot, by bike or by boat.

3 Suitable for disabled people

Our holiday parks are fully accessible for the disabled and guarantee a carefree holiday for every guest.

4 Attractive rental options

Take advantage of our rental programs that provide a stream of income and optimal occupancy rates when you are not using the home yourself.



Experiences

Be inspired by the stories about life at 't Landgoed Baars' and 'Residence de Eese'. These stories tell you more about the atmosphere and the wide range of options at the park.



Mr & Mrs Haan Owners of holiday home

Residence De Eese stands for peace and nature for Mr and Mrs Haan. "The area is beautiful: walking, cycling and visiting charming villages. We like to enjoy ourselves at De Eese all year round."

"We seek our peace here"

Did you know that?

Looking for an alternative to saving and/or investing?

As an alternative to saving or investing, you can purchase a holiday home that 't Landgoed Baars includes in its marketing & sales strategy and ensures a flexible & attractive return.

Investing as an investment combined with personal use

You are looking for an opportunity to invest part of your assets. But you are also looking for your own holiday address.

For each his own'

You are looking for a park full of facilities for you and your family or a park in nature and peace and quiet.

Appropriate advice

We realize that a holiday home is a major purchase that needs to be well prepared. To ensure that everything is properly arranged, we will be happy to inform you personally about the options and financing.

Operating costs

In addition to the purchase costs of your holiday home, you have to deal with operating costs. These are the costs that you as the owner pay for the (low) ground rent and the maintenance of your holiday home. In addition, you must take into account park charges, service costs (garden maintenance, technical, etc.), commuter tax and the insurance of your holiday home.

At the end of the term of a leasehold term, it is extended and this is special because after, for example, 100 years of term, it is no longer extended, then the Foundation (owner) is obliged to buy the Cottage in question.

Guarantees

When you purchase a Cottage you receive these guarantees:

That you can purchase the building with a leasehold in combination with building rights;

That you can (not have to) outsource all maintenance;

- That you may (not have to) rent out and that more and more bon vivants value the area very highly.

From Cottages

Be inspired by the designs of our Cottages, designed by its users, and create your own unique home that fits seamlessly into the beautiful Weerribben-Wieden landscape. The large glass facade provides a harmonious connection with nature.

Choose from the different sizes: COTTAGE
TINY (4 PERSONS)

The Cottage Tiny is the most compact Cottage. The house has a spacious kitchen including built-in appliances, dishwasher and stainless steel extractor hood. Both bedrooms have comfortable box-spring beds.

The bathroom contains a rain shower, sink, floating toilet and washing machine connection. The spacious living room with a nice view through the large windows with French doors completes the house. In addition, the Cottage is completely heated with comfortable underfloor heating.



40m²
2 bedrooms
sleeps 4



64m²
3 bedrooms
sleeps 6

COTTAGE XL+ (6 PERSONS)

This holiday home has a spacious living area, a kitchen with cooking island and built-in appliances, three bedrooms and a bathroom. The bathroom has a luxurious rain shower, sink, floating toilet and connection for the washing machine. The Cottage is completely heated with comfortable underfloor heating. Thanks to the large windows with French doors, the living area is extended with an outdoor terrace.

The Cottage Tiny or XL+ can be supplied as a shell or completely ready to move in.

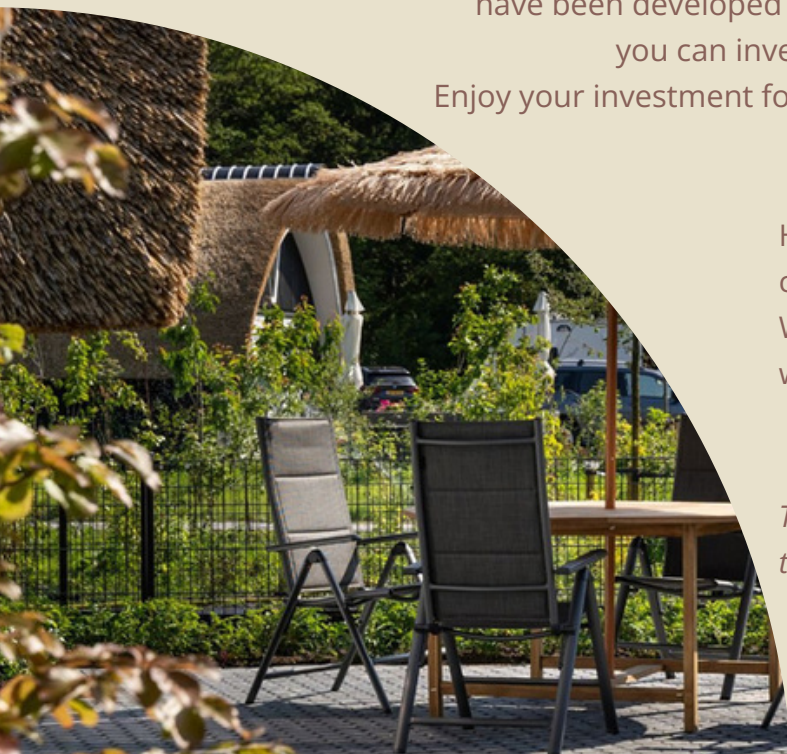
Find the ideal Cottage that meets your needs. Our well-thought-out designs have been developed with respect for nature and the environment, so that you can invest in a sustainable holiday home with peace of mind. Enjoy your investment for years to come thanks to the high quality of building materials and environmentally conscious design.

Have you become curious about the possibilities? We cordially invite you to our location!

We will listen to your questions, wishes and ideas. We would be happy to look at suitable options with you.

Take a look at our demo home immediately to experience the atmosphere!

Interested? Feel free to come and try it out. Inquire about the possibilities.



The construction of the Cottages

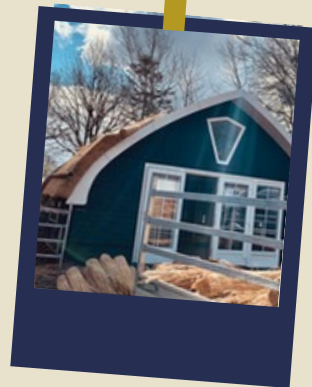
The Cottages are built in-house by our construction company, so that high quality can be guaranteed, including through computer-controlled millwork in combination with old-fashioned craftsmanship.

Discover the smart solutions that have already been incorporated for the future. Thanks to the high quality of the building materials, you can enjoy your investment in an environmentally conscious Cottage for years to come.

Naturally, the environment has also been taken into account, with a lot of attention to insulation and the proper use of heat. All homes are equipped with HR+++ triple glazing so that the heat remains in the home. The materials used also make this home very maintenance-friendly.

The Cottages have comfortable underfloor heating with an E-Heating system of your choice! Complete with a beautiful and efficient kitchen, with TopCore worktop, a bathroom with rain shower, floating Geberit toilet and Grohe accessories.

You are welcome to come and have a look at the workshop where the homes are being built.



The houses are built smartly: the wall is constructed from CNC cut round trusses, which are placed with millimeter accuracy, then wall construction in 10 layers and always by means of bonding under pressure with stainless steel screws / nails.

By cross-gluing all plywood panels, the entire house becomes one super strong curved plate and filled with non-flammable Knauf glass wool type 032—245mm.

The total RC value is high due to ultimate insulation of the walls and roof. All glass is standard triple glass. The entire interior walls are finished with vapor barrier foil, curved plasterboard and glass fiber. The whole is finished with removable wall paint.

Our Cottage holiday homes are always beautifully finished in the unique timeless country house style, with thatched roofs and Icopal roof shingles and heavy Aluplast window

frames

The facilities

What facilities will there be in the park?

Experiment & Experience garden (herbs, tea, fruit, etc.) Food forest Natural pond Walking routes MTB track Stairs field Park lighting General park maintenance Outdoor play facilities Green maintenance Camera surveillance Anti-slip measures

At Residence de Eese you can make free use of:

Heated outdoor swimming pool and paddling pool Indoor play paradise Game center Outdoor playgrounds Park train services Reception services Access system Road management Year-round entertainment Beach volleyball Basketball dunk place Six-camp site

Paid facilities

Restaurant and snack bar

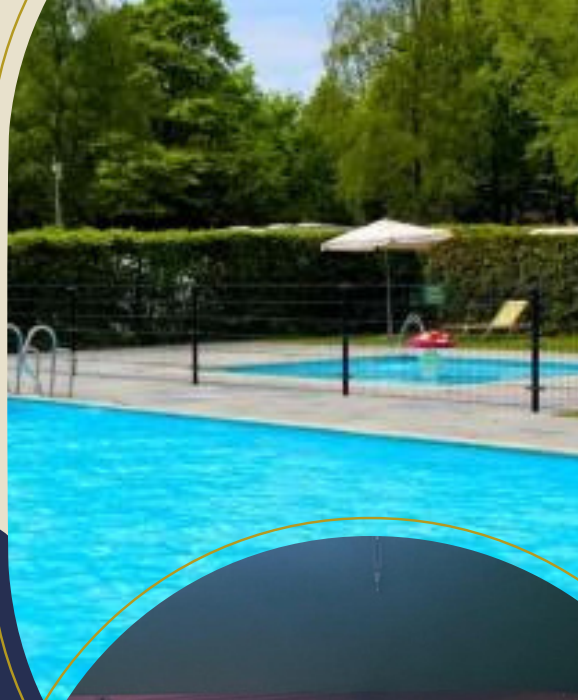
What are the facilities at the Cottages on 't Landgoed Baars?

Water connection Electricity connection 3 x 25 Ampere TV connection

Fiber optic connection for internet (the modem is made available against a deposit)

Green drainage Sewer connection Environmental street ± € 100 per month (2024) in standing charges for the above facilities.

Energy consumption is measured twice a year paid by the manager.



Frequently Asked Questions:

Has the plot been assessed environmentally?

Yes, the plots were sampled by Klok Milieu from Druten NEN 5725 (2017) and issued as a zero measurement in accordance with SIKB 2000 certification.

How is the official lot size measured?

The Land Registry measures the official surface area of the plots. This is the area that is also stated in the Land Registry and on the basis of which the final deed of issuance of leasehold and building rights will be based.

Delivery of the Cottages?

A complete Cottage is delivered every two weeks, this will continue until 2027.

Is a CO2 detector or smoke detector mandatory in the Cottages?

A CO2 detector and a smoke detector are mandatory in a Cottage on 't Landgoed Baars.

Is there also participation?

Of course. Since 2021, this has been done through an online survey system. A survey is conducted at least once a year. The results are shared.

How are the Cottages heated?

The super-insulated Cottages are delivered with an electric heating system (of your choice).

What about the payment of the leasehold and building rights?

You can acquire a leasehold right directly, after measuring by the Land Registry via the notary. For newly built Cottages, 15% applies within 14 days of purchase, 50% upon delivery of the hull (wind and watertight) and 35% upon delivery.

Is it possible to charge an electric car at the Cottage?

It is possible to charge an electric car next to your Cottage. You will also find a fast charging station for electric cars in the parking lot.

Can the Cottage be used 365 days a year?

Yes, 't Landgoed Baars is open all year round

We want the most beautiful plot.

Due to a continuous offer at Residence de Eese and 't Landgoed Baars, there are always new options.

Ground lease

Why leasehold?

The issuance of leasehold plots binds the owners of the recreational objects and the owner of the subsurface (leaseholder*) for a very long time! *which in this case is also the rental operator and is responsible for the appearance of the park and is at the same time the largest long-term investor, in our view this setup offers more security than ownership where there will be future uncertainties;

A leaseholder as a long-term investor, can you explain this?

After all, the leaseholder is the landowner and cannot leave without leaving a huge amount behind, because with a leasehold the leaseholder only receives part of the value when concluding the lease at the notary. The leaseholder receives an annual payment (called ground rent) from the leaseholder. The leaseholder therefore has a great interest in maintaining a healthy, beautiful and vital park in the long term. This interest is synchronous with all owners' interests;

A leasehold right in combination with a building right, what does this mean in practice?

A difficult question, but in a brief overview we will give you the details of such a leasehold and building agreement:

- You also become the owner of the building in the land registry;
 - If the leaseholder goes bankrupt, your property remains safe;
 - You can have a mortgage right established on this;
 - You are assured of a stable ground rent (following inflation);
 - The term of the first tranche is 49 years;
 - An owner can submit an extension request 10 years before the end of the term;
 - Once every 25 years, parties (including the building owner) can request a revision of the ground rent on the basis of reasonableness and fairness;
 - The value of the plots as a leasehold has been determined by two MRICS, RT appraisers and has been monitored by the leaseholder;
 - A transfer tax benefit is possible for new objects;
 - The leaseholder is obliged to purchase the building if the term of the leasehold is not extended;
- A number of these points are quite special and should contribute to a vital long-term asset for all parties; This is unique in the Netherlands.

Rental organization and how does it work?

Yes, in terms of rental options we are a welcome partner with booking organizations, the location and accommodations are well appreciated and after a few years we see more and more regular returning guests.

Can I decide for myself what happens to my recreational object?

For each object that meets the requirements for tourist rental, the owner decides whether and in what period this object is rented out. The price is determined in consultation and after consideration of a benchmark study.



Can I also introduce tourist tenants myself?
Yes, that's possible. If you do this more than 5 times a year, you will receive 10% commission as a booking company, also on the rental of objects other than your own.

The rental costs will have their own structure in 2024:

- 15.50% commission on tourist rental turnover;
- 5.50% commission on turnover for a long-term rental agreement;

What are the park charges?

These are the costs of park management such as swimming pool maintenance, reception services, access management, green maintenance, playgrounds, entertainment, lighting, road management, camera systems and supervision and anti-slip measures. These must be carried out on a cost-effective basis with an administrative surcharge; an explanation can be requested.

If I want to sell, can I arrange this myself or is this mandatory through the park?

You may arrange a sale of your property yourself or through an estate agent of your choice or through the park's sales organization. Changing ownership must be done via a deed of transfer with the park and in accordance with the rules that apply to your property.

What are the rental options and what are the costs?

You will find unique recreational accommodations at 't Landgoed Baars. The accommodations can be rented through our own rental program in which we work with all major tour operators. Every renting owner can directly view all bookings in real time via their own login to the management programs of 't Landgoed Baars.

For additional information about the activities at our adjacent park 'Residence de Eese', please refer to our website: <https://www.residencedeese.nl>

Let's stay in touch

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IN THE SUMMER WE ENJOY THIS LOVELY HOME OURSELVES. IN THE WINTER WE GO SOUTH WITH OUR CAMPER AND THE COTTAGE IS RENTED OUT.

- John

