



**BOSRUITERWEG 25-92
3897 LV ZEEWOLDE
(THE NETHERLANDS)
VILLANOVATERRA.NL**

GENERAL INFORMATION



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[Parkreglement](#)

IN CASE OF EMERGENCY : +31624223958

WELCOME TO VILLA NOVATERRA

Welcome to the Flevopolder — once the waters of the Zuiderzee, now a haven of peace — where you'll find Villa NovaTerra: a stylish holiday home set in the heart of nature near Zeewolde.

Surrounded by deciduous forests, open meadows, and just a stone's throw from the Wolderwijd lake, this is the perfect place to unwind and recharge.

Villa NovaTerra is located on a small, green holiday park featuring a shared outdoor swimming pool and two tennis courts. The house is elegantly furnished, fully equipped with modern comforts, and offers several sunny and shaded terraces — ideal for enjoying breakfast in the morning sun or drinks at sunset. Perfect for families, friends, or couples who value peace, space and nature.

Villa NovaTerra stands for connection with the land, relaxation in nature, and creating new memories. A place to truly get away — and still feel completely at home.

Enjoy your stay!

Robert Hoogland & Roos Wolfensberger



DIRECTIONS

Villa NovaTerra is located at **Buitenplaats Hosterwold in Zeewolde**. The address of the park is **Bosruiterweg 25**. Within the park, Villa NovaTerra is located at **number 92**.

GOOGLE MAPS

The easiest way to arrive directly at the front door is by using Google Maps. This link takes you straight to the correct location:

<https://maps.app.goo.gl/zY2TRKfjukVwsMPM8>

ENTRY GATE

As you drive onto the site, you'll reach an entry gate. This gate opens with a personal code.

Your unique gate code is: 2281



ENTRY BUITENPLAATS HOSTERWOLD



ARRIVAL

Follow the dotted line. You've found house number 92. Walk to the front door (located on the side of the house).

FRONT DOOR ACCESS

You are now at the front door of Villa NovaTerra. The door is operated by a smart lock, so no traditional key is needed. Instructions can be found on the next page.

**YOU WILL RECEIVE YOUR OWN UNIQUE DOOR CODE
3-5 working days before arrival.**

PARKING

You may park up to three cars on the property. Additional cars can be parked at the central car park near the entrance of the park. Parking along the park roads is strictly prohibited.

OPENING THE FRONT DOOR

At the front door (located on the side of the house), you'll find the keypad on your right-hand side.

PLEASE READ CAREFULLY

Follow these steps to open the door (you'll need both hands):

- Pull the door handle towards you and keep it pulled.
- While holding the handle, enter your personal code on the keypad.
- Wait a moment — the lock will click, and the door will open.

Did you enter the wrong code by accident?

No problem — just wait a few seconds and try again.

Is the door still not opening, even with the correct code?

Most likely, you didn't pull the handle firmly enough while entering the code. Try again, keeping the handle pulled the whole time.



**Keypad on the
outside**

+++ STRONG ADVICE +++

A short instruction video (15 seconds) is available for unlocking the door. We strongly recommend watching it before arrival.

[\[Click here\]](#)

LEAVING THE HOUSE – ALWAYS LOCK THE DOOR

When leaving Villa NovaTerra, always lock the front door — simply pulling it shut is not enough.

To lock the door:

Press the small arrow/triangle at the bottom right of the keypad.

Wait a moment — you'll hear the lock engage, and the door is securely locked.

IMPORTANT NOTICE

The Smart Lock is a high-tech, secure, and convenient access system. If you have young children, please do not allow them **to play with the device or the keypad.**

OUTDOOR SEAT CUSHIONS

The seat cushions for the outdoor chairs can be found in the storage chest next to the small shed. The cushions for the outdoor lounge sofa are stored inside the shed. Please note: the shed door sticks — you'll need to pull it firmly.

We kindly ask you to bring all cushions inside at night or during rain.

INDOOR LIGHTING CONTROL

Most lamps can be turned on using the regular wall switches. There is one important exception. The switch located between the kitchen and living room controls two floor lamps in the living room, marked as numbers 1 and 2.

- Press the left side to switch the lamps on.
- Press the right side to switch them off.



Hold the left or right side a bit longer to dim the lamps (less or more light respectively).

INTERNET / WI-FI

The network name is: **House_92**

The Wi-Fi password is: **tszxmahw**

SWIMMING POOL & TENNIS COURTS

There is one shared outdoor swimming pool, open only during the summer season, **from 09:00 to 21:00**.

The two tennis courts operate without a reservation system. If a court is free, you may use it. During busy periods, **please limit play to a maximum of 45 minutes**.

On Mondays between 09:00 and 11:00, the courts are not available for play. Please note: the courts are not lit at night.

The swimming pool, tennis courts, and the pétanque (jeu de boules) area are all located near the entrance of the park.

ACCESS TAG REQUIRED FOR POOL AND TENNIS COURTS

Access to the swimming pool and tennis courts is only possible with a TAG. You'll need the tag both to enter and to exit. You'll find the tag in the drawer of the hallway cabinet.



Small drawer unit in the hallway with the tag

⚠ Please do not lose the tag. Replacing it costs €125, which we will unfortunately have to charge to the renter.

CENTRAL HEATING & WOOD-BURNING STOVE

Each bedroom is equipped with a radiator. The living room and kitchen have underfloor heating. The thermostat is located behind the TV in the living room.

You'll also find a wood-burning stove in the living room. Firewood is not provided, but you're welcome to bring and use your own.

BBQ & FIRESTARTER

There is a charcoal BBQ in the garden, available for your personal use. You'll need to bring your own charcoal and firelighters. The firestarter is stored underneath the BBQ.

CEILING FANS

All bedrooms on the first floor are equipped with a ceiling lamp/fan combination. When you switch on the light using the room's main wall switch, you can use the small remote control to activate the fan.

P1 is the lowest speed, P3 the highest.

You can also turn off the light using the remote if you wish to sleep with just the fan on.

ENERGY USAGE

Normal use of gas, water, and electricity is included in your rental agreement. However, in cases of excessive consumption, we may charge additional costs for electricity and/or water.

FURNITURE

The home is furnished to make your stay as comfortable as possible, based on our own experience and feedback from guests. Moving furniture is not allowed. Of course, we always welcome good tips and suggestions!

If we need to return furniture to its original position after your stay, additional charges may apply.

GARDEN

The garden is maintained regularly by a gardener.

PARK RULES

A park regulation applies at Buitenplaats Hosterwold.

You can view the full rules [\[by clicking here\]](#).

All guests are required to adhere to these rules. Any damage resulting from violations of the park rules may be charged to the tenant.

WASTE DISPOSAL

At the entrance of the park, on the left side of the central car park, you'll find the waste collection point. Here, you can dispose of general waste, paper, and glass separately.

The general waste container opens using your access tag.

For paper and glass, no tag is needed.

Please respect the environment and dispose of your waste responsibly.

Never leave full bins or bags of rubbish outside the accommodation.

It is not allowed to leave any waste behind when permanently checking out.

CLEANING

When checking out, we kindly ask you to leave the house at least broom clean:

- No food leftovers or dirty dishes (you may leave the dishwasher running when you leave).
- Please wipe away any (dark) stains or spills on walls, floors, sofas, or mattresses immediately.
- That way, future guests can enjoy the house just as much as you did.
- We would greatly appreciate it if you could place all used towels and bed linen just inside the front door.

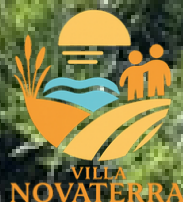
In case of excessive or unusual mess, extra cleaning costs will be deducted from your security deposit.

CHECK-OUT

Unfortunately, the moment has come — check-out time is no later than 10:00 AM. Before you leave, please make sure you:

- Return the access tag to the drawer in the hallway.
- Place all bed linen and towels just inside the front door.
- Close all windows.
- Turn off all ceiling fans.
- Switch off all lights.
- Lock the front door using the keypad (do not just pull it shut — please lock it properly).

One of our representatives will carry out the final inspection later that day to ensure everything is in good order.



**HAVE A
WONDERFUL HOLIDAY
AT VILLA NOVATERRA**

