



PRESS RELEASE

ONE Villa Hotel Domburg poised for a fresh start: green hydrogen as a unique and sustainable energy source



A new future is dawning for the realization of ONE Villa Hotel Domburg, the transformation of Hotel Zoneduïn. After nearly two years of delays caused by grid congestion, real estate developer VG-D, together with its advisor Delmeco Green Vision in Goes and Impuls Zeeland, has come up with a sustainable solution. The building will draw its energy from green hydrogen—zero emissions. This development is truly unique within the Dutch hotel sector, says developer Ko van Garderen. He is hopeful that construction can finally resume in 2025.

By employing a hydrogen generator, 160 solar panels, and a small-scale electricity connection combined with a battery, ONE Villa Hotel Domburg can meet its own energy needs. This makes the project a breakthrough for the Dutch construction industry, which in many locations is unable to proceed due to grid congestion. “Yes, it involves a substantial investment in both the generator and the battery,” says Van Garderen. “And operating costs are higher, although hydrogen is expected to eventually become cheaper than electricity. But you’re virtually autonomous because you’re hardly dependent on an energy provider anymore.”



As early as 2017, the redevelopment of family hotel Zonneduin began to take shape. The plan was to replace the outdated building—situated in the middle of the dunes in Zeeland—with a ‘villa hotel’ comprising 20 large, luxurious hotel apartments. Experienced hospitality entrepreneurs would oversee operations. In 2023, Zonneduin was demolished; in 2025, ONE Villa Hotel Domburg was slated to open. “We obtained our permit through constructive collaboration with the Municipality of Veere, the Province of Zeeland, and the Scheldestromen Water Board. Then came the grid congestion. TenneT and subsequently Stedin could no longer offer a high-capacity electricity agreement. At the earliest in 2028, but possibly not until 2030 to 2035, would grid capacity become available again, allowing construction to begin. All that time, this wonderful location would remain a construction site.”

TOYOTA HYDROGEN GENERATOR

Research into alternative energy sources—diesel and gas—stalled due to excessive CO2 emissions near a Natura2000 area. That changed when Delmeco Green Vision (DGV) in Goes came up with a surprising alternative: the EODev GEH2 Hydrogen Power Generator, a hydrogen generator from Toyota developed in collaboration with the Louwman Group. Van Garderen explains, “The system has been fully adapted for use in Domburg. Initially, we planned to place the generator and the battery inside the hotel. In consultation with Veiligheidsregio Zeeland, we decided to install it in an outdoor cellar. That construction was not part of the original permit application, so we have asked the Municipality of Veere if they are willing to cooperate with this modification. We hope to receive a positive response soon.”

MORE MEDIUM-SIZED SUITES

If municipal approval is granted, the project can finally move forward. Instead of 20 large, luxurious hotel apartments, ONE will now feature 28 (medium-sized) hotel apartments. “The market is asking more for two-person units than four-person units. That’s why we’re adding several medium-sized suites, while maintaining the approved exterior of the building and the same number of beds.” The original plan still stands to sell 20 hotel apartments with 100% hotel operations. The remaining 8 will be operated as hotel apartments that offer more opportunities for personal use, in line with provincial policy. “We’re relaunching the sales process, as some of the initial buyers have dropped out. But at least we finally have a target in sight,” says Van Garderen with audible enthusiasm. He expects to resume construction of the hotel in 2025.

SUSTAINABLE BUILDING, EXCLUSIVE CONCEPT

When first introduced, there was already significant interest in this innovative project. Located directly on the North Sea in the Nehalennia dune area, the building will be sustainably constructed using natural materials in a low-traffic zone. Additional dune landscape will also be created. Buyers and hotel guests will enjoy views of the sea. Apartment sizes range from 50 m² to 122 m², excluding their outdoor spaces. The top floor will include two hotel penthouses. The four-person units come equipped with multiple bathrooms, double showers, a sunshower, a sauna, and a jacuzzi on the private terrace. Wi-Fi, room service, and private cooking are standard in this exclusive concept.