



Watervillas Bahia 10, Kralendijk

US\$ 695,000 Asking price

Buyers Costs

Kralendijk - 1,722 / 160 sq.ft./m2 - 3 Bedrooms - 3.5 Baths - Swimming Pool

Real Estate information

Neighborhood	Kralendijk
Address	Watervillas Bahia 10
Long Lease Land	
Bedrooms	3
Bathrooms	3.5
Waterfront	
Holiday Rentals allowed	
Parking	
Swimming Pool	
Air Conditioning in bedrooms	
Air Conditioning in living room	
Total living area	1,722 / 160 sq.ft./m2
Total ground area	3,025 / 281 sq.ft./m2
Construction date	2011
Maintenance status	Very good



Ground tax (annually): 0.345% of the value (1st residence), or Property tax (annually): 0.805% of the value (2nd residence). Buyers Costs consist of (one-off): 5% transfer tax, approx. 2% notary costs and costs of Land Registry at the office of Kadaster depending on purchase price.

Registered at the Land Registry Office Kadaster, number 4-G-2985A10, ending on October 1st 2067. Annual Long Lease Fee: USD 437.44.



Features

Secluded and private, but still only a couple of minutes away from Kralendijk. This waterfront semi-detached villa has its private landing stage for a small boat. The waters in front of this villa are connected with the Caribbean Sea via the marina near Plaza Resort Bonaire. A covered porch and a private pool all look out over the waters in front. A great place to sit back and relax. Because of its location, it's catching a great breeze so you can cool down both in- and outside at this modern villa.

If the closing at the notary's office takes place before 15 January 2025 the buyer receives a discount of USD 40,000.-.

- Spacious & modern waterfront villa,
- Private docking pier for a boat,
- Private pool & sundeck,
- Covered waterfront terrace,
- Parking on site,
- Secure and secluded,
- On one peninsulas with direct access by boat to the Caribbean sea, within gated community, only 4 minutes to the center of Kralendijk,
- Wooden roof structure fitted with ceramic roof tiles,
- Ceramic floor tiles throughout the home and wooden pooldeck,
- Partially aluminum and partially wooden windows and door frames, screens, partially shutters,
- Lush tropical garden with a beautiful mix of palm trees and abundant vegetation.

This villa is subject to a Home Owners Association (HOA). HOA fee incl. exterior paint fund; approx. US\$ 188.- per month. Please contact us in case you wish to receive further information about this HOA.



Lay out

Entrance via walk-in and drive-in gate to front door, hallway with access to toilet, bedroom with a bathroom and stairs to second floor, living room with open kitchen design, access to sundeck, pool and covered terrace, docking pier for small boat at waterfront.

Second floor; hallway with access to master bedroom with en-suit bathroom, walk-in closet and balcony at waterfront, second bedroom with en-suit bathroom and balcony at front side.

Technical specifications

- 110 & 220 Volts,
- air conditioning in all bedrooms,
- air conditioning in living room,
- connection point for washing machine,
- warm water boiler,
- swimming pool pump and filter installation.

Zoning plan

Extract from Ruimtelijk Ontwikkelingsplan Bonaire (zoning plan)

Link to zoning plan map with marker 4-G-2985A7: [Map](#)

Link to zoning description 4-G-2985A7: [Zoning "Recreatie-Verblijfsrecreatie"](#)

In December 2012, Watervillas Bahia was given the ancillary designation of 'permanent residence' by the executive board of Openbaar Lichaam Bonaire

