



Kaya Playa Lechi 44, apt. 5, Kralendijk

US\$ 1,320,000 Asking price, including inventory

SOLD

Buyers Costs

Kralendijk - 2,562 / 238 sq.ft./m2 - 3 Bedrooms - 2.5 Baths - Swimming Pool

Real Estate information

Neighborhood	Kralendijk
Address	Kaya Playa Lechi 44, apt. 5
Long Lease Land	
Bedrooms	3
Bathrooms	2.5
Sea view	
Seafront	
Direct sea access	
Swimming Pool	
Garage	
Air Conditioning in bedrooms	
Total living area	2,562 / 238 sq.ft./m2
Construction date	2004
Maintenance status	very good



Ground tax (annually): 0.345% of the value (1st residence), or Property tax (annually): 0.91% of the value (2nd residence). Buyers Costs consist of (one-off): 5% transfer tax, approx. 1,5% notary costs and costs of Land Registry at the office of Kadaster depending on purchase price.

Registered at the Land Registry Office
Kadaster: Apartment; 4-D-2540A5. Parking; 4-D-2540A9. Storage: 4-D-2540A16.



Features

Welcome to the luxurious, small-scale apartment complex Blue Water Residence. The apartment is very private and quietly located on the third floor with an unprecedented beautiful view over the Caribbean Sea and the pleasant boulevard, a dream location. The spacious living room with wide sliding doors to the equally spacious terrace combines the Caribbean outdoor life perfectly and is complemented by the unique sandy beach. The center of Kralendijk with its cozy restaurants and bars is within walking distance.

In total the Blue Water Residence consists of 6 condominiums and a residence for the on-site property manager. The apartments all have a separate storage unit and dedicated parking spot in the basement. Unit 5 also has a locker on the sea side, large enough to store your sunbed, SUP board or even a canoe. Due to the presence of both a beach and pier, the access to the Caribbean sea is very easy.

The condo is located on the third floor, and can be reached with elevator or staircase, all the way from the basement if necessary.

- very spacious apartment,
- communal swimming pool, sundeck and outdoor shower,
- located in the center of Kralendijk, on the boulevard,
- marble floor through apartment and covered terrace,
- luxurious kitchen with cooking island,
- fantastic views,
- private sandy beach,
- including inventory, excluding art,
- window and doorframes of tropical hardwood.

This condo is subject to a Home Owners Association (HOA). HOA fee: US\$ 15,000.- annually. Please contact us in case you wish to receive further information about this HOA.



Lay out

Condominium located on third floor (top floor). Entrance premises via gate on boulevard, ramp to basement for parking and storage units. Staircase with elevator to third floor.

Entrance condominium via front door in staircase, hallway with bathroom fitted with shower, toilet and washbasins, first bedroom with walk-in closet and balcony, second bedroom (or to be used as an office), large living room with access to covered terrace on seaside, balcony on side of the living room with views over bay of Kralendijk. From living room access to master bedroom with double walk-in closets and en-suite bathroom with jacuzzi, toilet and double sink.

Technical specifications

- 127 and 220 Voltage in bedrooms and living room,
- 2 electric water heaters,
- air conditioning in all bedrooms and in the living room (split unit air conditioning system),
- home automation installation for lighting.

Zoning plan

Extract from Ruimtelijk Ontwikkelingsplan Bonaire (zoning plan)

Link to zoning plan map with marker 4-D-2540A5: [map](#)

Link to zoning description 4-D-2540A5: [Zoning "Gemengd - I"](#)





