



## **Kaya Gob. N. Debrot 107, Coral Paradise Resort, Hato**

**US\$ 1,995,000 Asking price, including furniture**

Buyers Costs

Hato - 4,133 / 384 sq.ft./m2 - 8 Bedrooms - 8 Baths - Swimming Pool

## Real Estate information

|                              |   |
|------------------------------|---|
| Neighborhood                 | Hato  |
| Address                      | Kaya Gob. N. Debrot 107,<br>Coral Paradise Resort |
| Long Lease Land              |   |
| Bedrooms                     | 8   |
| Bathrooms                    | 8   |
| Parking                      |   |
| Swimming Pool                |   |
| Sundeck                      |   |
| Dive Gear Storage            |   |
| Air Conditioning in bedrooms |   |
| Fully Furnished              |   |
| Total living area            | 4,133 / 384 sq.ft./m2                             |
| Total ground area            | 13,961 / 1.297 sq.ft./m2                          |
| Construction date            | 2007  |
| 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. 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-D-3145, expiration date: February 2052.



## Features

This is an award winning dedicated dive resort located on a perfect spot. This is a smooth running rental income operation listed for sale for those looking for a secure investment and a change of life style.

Ideally located within walking distance of dive sites on Bonaire, this aquamarine colored boutique resort has established a solid reputation as a pleasant, relaxed and fun place to stay for guests that are looking for a quiet & comfortable accommodation.

For true entrepreneurs, this is a once-in-a-lifetime opportunity.

- Boutique dive-resort with apartments, pool and sun terrace,
- 8 studio-apartments with living/bedroom (covered terrace/balcony) with kitchen and bathroom,
- Mineral pool with coral stone sun terrace & cabana,
- Rental office with shop area for sales of souvenirs,
- Outdoor shower, rinse tanks for dive gear, secured storage for dive gear and on-site dive tank service (via third party), pressure check/nitrox analysis,
- Storage space for house-keeping items,
- On-site parking,
- At 2nd row from the Caribbean Sea, within walking distance of dive sites, only 4 minutes by car to Kralendijk,
- Variety of restaurants & supermarkets in the immediate area,
- Roof covered with ceramic roof tiles.
- Ceramic floor tiles and coral stone tiles around the pool.
- Aluminum window frames with glass panels & screens,
- Landscaped garden with a mix of plants, palmtrees and white gravel stones.



## Lay Out

Lay out for each of the 8 studios: wide covered terrace/balcony with views over pool and sun terrace, living/bedroom with open kitchen, bathroom.

## Technical specifications

- 110 & 220 Volts
- split unit air conditioning in all studios,
- solar panels for poolpump and office.

## Zoning plan

Extract from Ruimtelijk Ontwikkelingsplan Bonaire (zoning plan)

Link to zoning plan map with marker: [Map](#)

Link to zoning description: [Zoning "Verblijfsrecreatie"](#)

## Particulars

Turn-key delivery possible, including rental license & website.

Tripadvisor's award winning "travellers choice" and certificate of Excellence every year since 2012 until now.



