Delfins Villas 12, Punt Vierkant

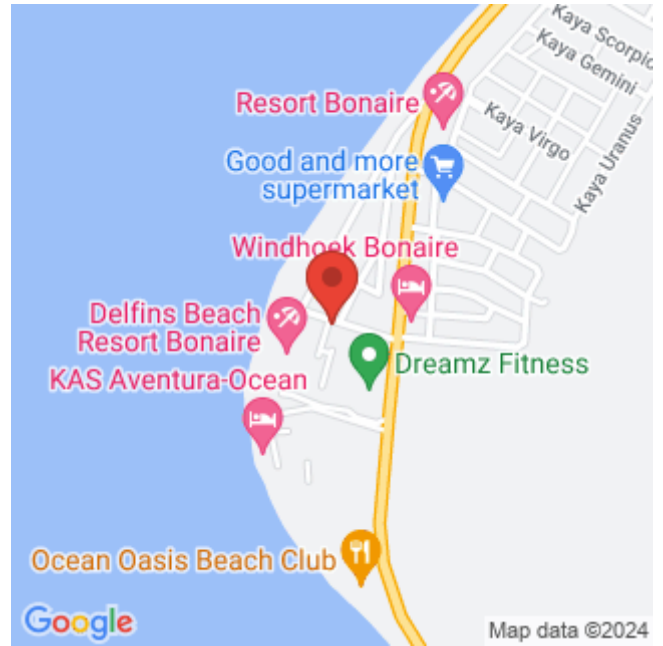## US$ 1,250,000 Asking price including inventory

Buyers Costs

Punt Vierkant - 1,970 / 183 sq.ft./m2 - 3 Bedrooms - 3.5 Baths

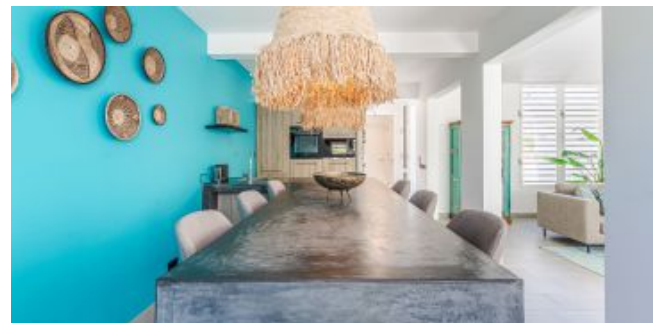# Sunbelt Realty

Real Estate information

Neighborhood	Punt Vierkant
Address	Delfins Villas 12
Freehold Land	
Bedrooms	3
Bathrooms	3.5
Holiday Rentals allowed	
Parking	
Air Conditioning in bedrooms	
Air Conditioning in living room	
Fully Furnished	
Total living area	1,970 / 183 sq.ft./m2
Total ground area	4,833 / 449 sq.ft./m2
Construction date	2019
Maintenance status	Excellent

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): 8% sales tax, approx. 2% notary costs and costs of Land Registry at the office of Kadaster depending on purchase price.

Registered with the Land Registration office (Kadaster) with number 4-H-784.
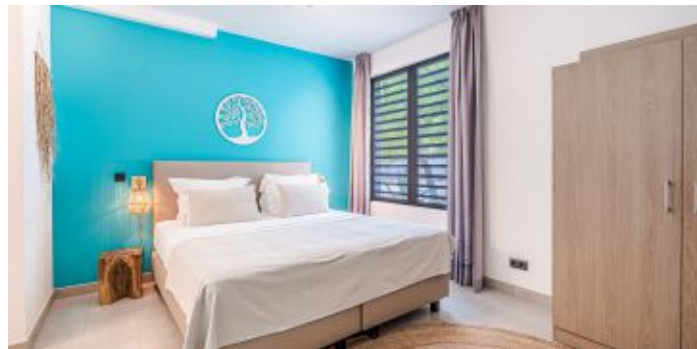
Features

Delfins Beach Resort Villa 12 is part of the first phase villas. This luxury villa type 'Great Star' offers comfortable accommodation for up to 6 guests in 3 bedrooms with 3 bathrooms and a private tropical garden. The distance from the villa to the resort pool and the tropical beach with the water of the crystal clear Caribbean sea is circa 150 meters from the garden gate at the back yard. The resort made name on the island with its luxurious appearance, sandy beach and unprecedented number of tropical plants and palm trees.

The villa is part of the rental pool of the Delfins Beach Resort, whereby costs and revenues are divided between the participating villa owners. There is no limit to an owner's private use on an annual basis. In the periods of private use, a villa owner simply does not share in the costs and income of that specific period.

The Resort

'Luxury Defined by Nature' is the motto of Delfins Beach Resort. A luxurious appearance, a sandy beach with an unprecedented number of tropical plants and palm trees, two restaurants, a beach bar, recreational swimming pool, fitness centre, 25-meter (sports) swimming pool, diving school and the Caribbean sea on your doorstep make that this resort has everything you wish to have during your holiday. The resort is located on only a ten minute drive to the city center of Kralendijk en 5 minutes to Flamingo Airport.

*Annual resort fee; US$ 4000 including phone/internet connection and usage of Delfins Beach Resort. There is no further Home Owners Accociation in place. The parcels will be encumbered with easements and rental brokerage agreement are available on request.

Lay out

Ground floor: Entrance to hallway, 1 bedroom with bathroom en suite, guest (0.5) bathroom accessible from the hallway. Stairs to 1st floor, stair cupboard with washing machine connection.

Spacious living room with AC and open plan kitchen, fully equipped. From the living room sliding doors to the spacious covered terrace.

Carport and adjoining storage space/laundry, perfect to be used as owner storage during rental activities.

Second floor:Hallway with complete shutter window wall to maximize airflow and ventilation in the villa. Bedroom with bathroom en-suite and guest toilet. Spacious living room with AC and open plan kitchen, fully equipped. From the living room sliding doors to the spacious covered terrace with second flight of stairs to the ground floor.

Technical specifications

- 220 Volts,
- Air conditioning in all bedrooms and living,
- Internet and phone connection via Resort - direct line to front office,
- Solar water heater (145 litres) combined with electric water heater,
- 20 solar panels & inverter for carefree use of electricity during the day. The excess of green energy is returned to the grid.

Zoning plan

Extract from Ruimtelijk Ontwikkelingsplan Bonaire (Zoning plan)
Link to zoning plan map with marker: Map
Link to zoning description: Zoning "Recreatie-Verblijfsrecreatie"

'Great Star'

Gound floor

1st Floor

Sliding doors to covered terrace

Air-conditioning in living room

Indoor staircase

Storage space (for owner)

Air-conditioning in bedroom

Large sliding carport doors

Air-conditioning in bedroom

Air-conditioning in bedroom

4100 mm   2800 mm

3500 mm

6900 mm

2400 mm

120

3500 mm

4200 mm   1120 mm

3500 mm

7250 mm

2400 mm

5100 mm

4200 mm