



## **Delfins Villas 18, Punt Vierkant**

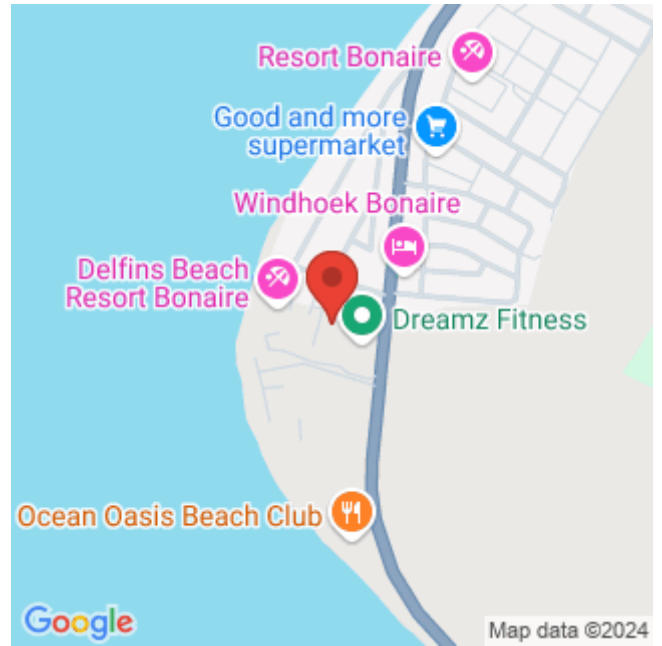
**US\$ 1,350,000 Asking price, including inventory**

Buyers Costs

Punt Vierkant - 2,142 / 199 sq.ft./m2 - 4 Bedrooms - 4.5 Baths - Swimming Pool

## Real Estate information

Neighborhood	Punt Vierkant
Address	Delfins Villas 18
Freehold Land	
Bedrooms	4
Bathrooms	4.5
Holiday Rentals allowed	
Swimming Pool	
Dive Gear Storage	
Air Conditioning in bedrooms	
Air Conditioning in living room	
Total living area	2,142 / 199 sq.ft./m2
Total ground area	3,735 / 347 sq.ft./m2
Construction date	2023
Maintenance status	Excellent



Registered with the Land Registration office (Kadaster) with number 4-H-804.

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.



## Features

Discover this exclusive and very spacious villa, which is part of the second exclusive phase of villas. Delfins Beach Resort villa 18 distinguishes itself by its stylish interior, in which natural materials and warm earth tones come together seamlessly. This interior exudes peace and luxury and fits perfectly with the serene surroundings of the resort. The distance from the villa to the pool of the resort and the tropical beach, the crystal clear water of the Caribbean Sea, is approximately 150 meters. In its short existence, the resort made name on the island with its luxurious appearance, sandy beach and unprecedented number of tropical plants and palm trees.

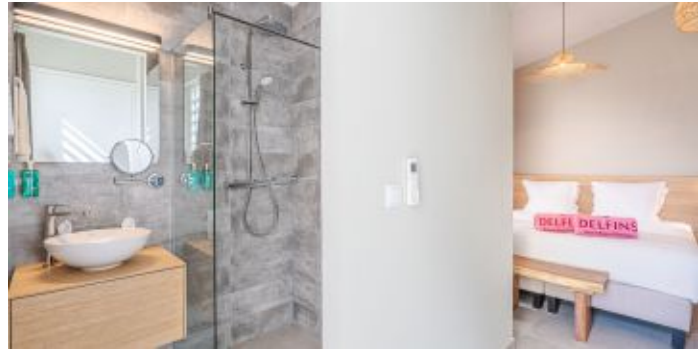
The design of the villa ensures that the cool breeze can flow optimally through the rooms. The many shutter windows, all equipped with mosquito netting, contribute to a pleasant and comfortable stay. The villa has a total of four spacious bedrooms and is therefore suitable for families or groups of 8 people. Both the bedrooms and the living room are fully air-conditioned. With solar panels on the roof you can generate your own green energy, which allows you to cool the villa during the day in an environmentally friendly way. The carport is suitable for two cars and the adjacent storage room of the owner is large enough to store personal belongings.

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 Association in place. The parcels will be encumbered with easements and rental brokerage agreement are available on request.



## Lay out

Ground floor: Entrance to the hall, bedroom 1 with ensuite bathroom, guest toilet, staircase cupboard with washing machine connection, spacious living room with open kitchen and cooking island. From the living room there is access to the covered terrace.

Fixed concrete staircase to the first floor. Bedroom 2 with ensuite bathroom (and toilet), guest toilet, and bedrooms 3 and 4, both with ensuite bathroom.

Outside there is also a separate storage room (owners storage cupboard) of approx. 5 m<sup>2</sup> accessible from the street, at the height of the carport. Perfect to use as owners storage space during holiday rental activities.

## Technical specifications

- 220 Volt,
- air conditioning in all bedrooms and living room,
- internet and phone connection via Resort - direct line to front office,
- magna swimming pool,
- solar water heater combined with electric water heater,
- 18 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"](#)



