



Hamlet Villa 6, Hato

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

Buyers Costs

Hato - 1,119 / 104 sq.ft./m2 - 3 Bedrooms - 3 Baths

Real Estate information

Neighborhood	Hato
Address	Hamlet Villa 6
Long Lease Land	
Bedrooms	3
Bathrooms	3
Sea view	
Seafront	
Direct sea access	
Parking	
Sundeck	
Total living area	1,119 / 104 sq.ft./m2
Total ground area	6,717 / 624 sq.ft./m2



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-1107 & 4-D-3416, expiration date: Augustus 31st 2037.



Features

Directly on the impressive coast of Bonaire, in the quiet resort of Hamlet Villas, you will find this authentic vacation villa with two floor levels. From the cozy covered terrace adjacent to the living room and kitchen, but also from the terrace by the sea you have stunning views overlooking the Caribbean Sea. Across the bay you see the uninhabited island of Klein Bonaire.

With 3 bedrooms, all with their own bathroom, a cozy living room and a spacious roof terrace with fantastic views, is the villa the perfect location for groups and families who have chosen Bonaire as their vacation destination. In addition, there is the possibility to create a separate apartment on the ground floor, which makes it a particularly interesting investment property.

Guests of the villa are allowed to use the swimming pool for a fee of the adjacent resort and the supermarkets, restaurants and diving school are within walking distance of the villa. From the main road, the Hamlet area is only pleasantly quiet for local traffic. Parking is possible on site.

- Beautifully situated directly on the Caribbean Sea,
- Access into the Caribbean Sea,
- Spacious covered terrace,
- Extra terrace by the sea with stunning views,
- 5 minutes to the center of Kralendijk,
- The roof is equipped with ceramic roof tiles,
- Ceramic tiles throughout the villa and terra cotta tiles on the terrace,
- Aluminum frames and doors with glass shutters and screens.



Lay out

Ground floor: Covered entrance into hall with staircase, access into living room with open plan kitchen, built-in closets and french doors to large covered terrace by the sea. Spacious bedroom with its own bathroom and french doors to terrace. First floor; bedroom 2 and bedroom 3 both with their own bathroom. Only bedroom 2 has walk-in closet. Bedroom 3 has its own balcony with sea views. An outside staircase from the first floor to the roof terrace with panoramic views over the Caribbean Sea and Klein Bonaire. Outside on the side of the house is a storage.

Technical specifications

- 110 & 220 Volt,
- Connection point for washing machine,
- Solar water heater,
- Outdoor shower,
- The house has no air conditioning, but there are electrical connections for air conditioning in each bedroom.

Zoning plan

Extract from Ruimtelijk Ontwikkelingsplan Bonaire (zoning plan)

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

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

