



Hilltop 1, Hilltop

€ 680.000 Asking price, including inventory

Buyers Costs

Hilltop - 2,680 / 249 sq.ft./m2 - 5 Bedrooms - 3 Baths

Real Estate information

Neighborhood	Hilltop
Address	Hilltop 1
Long Lease Land	
Bedrooms	5
Bathrooms	3
Sea view	
Holiday Rentals allowed	
Guesthouse	
Air Conditioning in bedrooms	
Fully Furnished	
Total living area	2,680 / 249 sq.ft./m2
Total ground area	7,987 / 742 sq.ft./m2
Construction date	2012
Maintenance status	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, number 4-A-1630. Long lease until 28th of February 2035.



Features

Located north of the residential area Sabadeco, you will find this beautiful detached house with a separate guesthouse. Just 200 meters from the Caribbean Sea in a quiet and green environment within walking distance of a restaurant with bar and a diving school. This area is known for its good rental possibilities and because of its location within walking distance of the famous dive site "Oil Slick Leap" and the Caribbean Sea.

The main house consists of three comfortable bedrooms, two bathrooms, a spacious living room with open kitchen and a spacious covered terrace with views over the Caribbean Sea. The separate guest house is a charming addition to this house, with two bedrooms and one bathroom. A perfect place for guests who want some extra privacy and comfort, and with a private entrance.

This is the perfect place to escape the hustle and bustle of everyday life and enjoy the relaxed Caribbean lifestyle. With its lush surroundings and beautiful views, this is a place where dreams come true.

- Located nearby the Caribbean Club Resort Bonaire and Macaroca Madeira Bar and Restaurant,
- At the beginning of the Bonaire spectacular & famous "Tourist road" and underground wet caves,
- 2 Minutes walking from famous diving site "Oil Slick Leap" and the Caribbean Sea,
- Only 10 minutes by car to the center of Kralendijk,
- Wide unblocked sea views with daily sunsets,
- Concrete floor in the main house and floor tiles on the covered terrace,
- Wooden floor in the guest house on the second floor and concrete floor on the ground floor,
- Wooden windowframes and doors with glass,
- Wooden roofconstruction with rooftiles,
- Garden with plants, trees and white crushed stones.



Lay out

Main house: entrance through the rear of the main house, living room with open concept kitchen and access to the terrace in the back. From living room access to master bedroom and bathroom. On the other side of the house, hall to bedroom 2, bedroom 3 and bathroom 2. Access from living room to terrace at the front of the house and external storage space at the front.

Guest house: private entrance at the front, ground floor with two bedrooms, stairs to first floor with living room, kitchenette and bathroom. From living room access to outside terrace with sea views.

Technical specifications

- 110 & 220 Volt,
- air conditioning in all bedrooms,
- water heater,
- 10 solar panels.

Zoning plan

Extract from Ruimtelijk Ontwikkelingsplan Bonaire (zoning plan)

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

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

