



Kaya Pluto 26, Isla Apartments #2, Belnem

US\$ 465,000 Asking price, including inventory

SOLD

Buyers Costs

Belnem - 1,345 / 125 sq.ft./m2 - 2 Bedrooms - 2 Baths - Swimming Pool

Real Estate information

Neighborhood	Belnem
Address	Kaya Pluto 26, Isla Apartments #2
Freehold Land	
Bedrooms	2
Bathrooms	2
Holiday Rentals allowed	
Parking	
Swimming Pool	
Sundeck	
Dive Gear Storage	
Air Conditioning in bedrooms	
Total living area	1,345 / 125 sq.ft./m2
Construction date	2020
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): 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-F-1460A2.



Features

Beautifully furnished modern ground-floor apartment located in the small-scale 'Isla Apartments Bonaire' complex, built in 2020 and meticulously maintained. The apartment boasts 2 generous bedrooms, each with its own bathroom. The heart of the apartment is the living room with an open kitchen, providing access to the incredibly spacious covered porch spanning 15 meters through French doors! Moreover, the apartment features two separate storages: one for water sports equipment (also available for tenants) and a spacious owner's storage suitable for water sports gear, bicycles, etc.

Isla Apartments Bonaire is situated in the popular area of Lima and Belnem, just a 250-meter walk from Bachelor Beach and a short distance from windsurfing, kitesurfing beaches, and shore-dive spots in the southern part of Bonaire. The center of Kralendijk with its amenities is reachable within a 10-minute drive. Various water sports equipment like Stand Up Paddle boards are freely available. The complex comprises a total of 6 apartments spread across two buildings and includes a communal magnesium pool stretching 15 meters. The beautifully landscaped garden, along with an outdoor shower, completes the experience.

Both vacation and long-term rentals are allowed! Alternatively, it can be used as a primary residence without any restrictions. The well-run rental management and Homeowners' Association are handled by the complex manager, ensuring carefree ownership.

- Vacation Rentals allowed,
- Average realized net return (2021/22/23) USD 30,000/year (ROI 6%),
- Investment exemption property tax applies for approximately 7 more years,
- Move-in ready,
- Spacious covered porch,
- Excellent rental opportunities,
- Magnesium pool in a lush green garden.

Monthly contribution HOA: USD 275,-. Please contact us in case you wish to receive further information.



Lay out

Entrance adjacent to the communal garden, spacious porch, open kitchen and living room, bedrooms on both sides of the apartment, each with it's own bathroom.

Technical specifications

- 110 and 220 Volt,
- Air conditioning units in bedrooms (12.000 BTU),
- Ceiling fans in bedrooms,
- Rinse tanks for water sports equipment,
- Solar water heater with electric backup (200 liters) for hot water,
- Communal solar panels - 9.15 kWp - annual yield approximately 14,695 kWh.

Zoning plan

Extract from Ruimtelijk Ontwikkelingsplan Bonaire (zoning plan)

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

Link to zoning description: [Zoning "Gemengd - IV"](#)





Dimensions

