



## **JA Abraham Boulevard 70, Kralendijk**

**US\$ 9,950,000 asking price, including inventory**

Buyers costs

Kralendijk - 4,510 / 419 sq.ft./m2 - 5 Bedrooms - 5 Baths - Swimming Pool

## Real Estate information

Neighborhood	Kralendijk
Address	JA Abraham Boulevard 70
Freehold Land	
Bedrooms	5
Bathrooms	5
Sea view	
Seafront	
Waterfront	
Holiday Rentals allowed	
Direct sea access	
Parking	
Swimming Pool	
Sundeck	
Double Garage	
Garage	
Air Conditioning in bedrooms	
Fully Furnished	
Total living area	4,510 / 419 sq.ft./m2
Total ground area	12,605 / 1.171 sq.ft./m2
Construction date	2020
Maintenance status	Good



Ground tax (annually): 0.345% of the value (1st residence), or Property tax (annually): 0.805% 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, numbers 4-F-40.



## Features

Kas Playa is an exceptional villa with a beach and offers a rare opportunity to own one of Bonaire's most exclusive homes. Homes like this rarely appear on the market and this is your chance to make a piece of paradise your own. As the villa is built on two lots it makes maximum use of the width towards the sea.

Located at one of the most stunning locations on the island, this villa combines luxury, privacy and breathtaking views of the Caribbean Sea. As soon as you walk in, the incredible amount of attention to detail becomes apparent. And it is built in perfect harmony with the tropical climate, making it a true pleasure to reside both in- and outdoors. The windows can be opened allowing the breeze flow through.

- One of the most unique villas on Bonaire,
- 5 bedrooms with private bathrooms,
- 30 meter wide beach,
- private gym,
- HEOS music system,
- luxurious interior,
- infinity pool,
- Bulthaup kitchen with Miele and Gaggenau appliances,
- panoramic view of the Caribbean Sea from almost every room,
- rinse tank and storage for diving equipment,
- double garage,
- only a 10-minute walk to Kralendijk.



## Lay out

Entrance through the front door, dining room with access to living room, kitchen, garage, guest toilet and three bedrooms with bathrooms. The garden is accessible from the bedrooms, kitchen and living room and offers access to a covered terrace, pool and sitting area, followed by the private beach. Second floor can be reached by the stairs near the dining room, hallway with access to the gym, loft, outdoor terrace and two bedrooms with bathrooms.

## Technical specifications

- 220 Volts,
- Ajax security system,
- aquabright magnesium pool with double pump and automatic refill at low water level
- pooldeck of Ipe Fas quality 1
- Bulthaup designer kitchen with a Cooker and Cooker cube,
- Mitsubishi climate system with ceiling diffusers. Both inlet and outlet so windows and doors do not have to open for circulation,
- Fibaro computer system for automatic lighting inside and around the house,
- Solarsolutions: 190 solar panels JA Solar / Solaredge with real-time app for insight,
- 80 kWh battery system ensuring surplus solar power is saved and can be used during the night,
- Design furniture by Marcel Wanders, Piet Boon and many other top designers.

## Zoning plan

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

Link to zoning description: [Gemengd I \(mixed use\)](#)

