



## Kaya Berilo 44, Santa Barbara

US\$ 548,500 Asking price SALE PENDING

Buyers Costs

Santa Barbara - 2 Bedrooms - 1 Baths - Swimming Pool

## Real Estate information

Neighborhood	Santa Barbara
Address	Kaya Berilo 44
Freehold Land	
Bedrooms	2
Bathrooms	1
Sea view	
Parking	
Swimming Pool	
Sundeck	
Air Conditioning in bedrooms	
Total ground area	13,369 / 1.242 sq.ft./m2
Construction date	2008
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-A-2012



## Features

Living in the hillside residential area of Santa Barbara. This well-maintained villa is perfectly positioned on a very spacious lot and offers views on the Caribbean Sea and Klein Bonaire. The living room with open kitchen has a high wooden ceiling which makes it very spacious. Adjacent to the living room are the 2 spacious bedrooms. From the master bedroom and the living is access to the covered terrace at the rear of the house. The spacious swimming pool in the landscaped garden completes Kaya Berilo 44 as the perfect picture it is.

- Views over the Caribbean Sea and Klein Bonaire,
- On the hill of Santa Barbara, only 8 minutes by car to the center of Kralendijk,
- Living room with adjacent covered terrace,
- Kitchen with marble-look counter top and all built-in appliances,
- Wooden roof construction with ceramic roof tiles,
- Wooden window frames with glass/shutters/screens,
- Pool (magnesium) with outdoor shower,
- Possibility to realize a guesthouse and/or extra bedroom,
- Lot is walled with one walk-in and a drive-in gate.



## Lay out

Entrance at the front of the house, living room with open kitchen, indoor storage. From the living room direct access to master bedroom (with built-in closet), bedroom 2 and bathroom 1. From the master bedroom and the living is access to the covered terrace at the rear of the house. The swimming pool is also located at the rear of the house. Next to the house is a carport and partly covered paving.

## Technical specifications

- 110 & 220 Volts,
- Air conditioning units in bedrooms,
- Water heater,
- Pool pump- and filterinstallation, magnesium.

## Zoning plan

Extract from Ruimtelijk Ontwikkelingsplan Bonaire (zoning plan)

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

Link to zoning description: [Zoning Woongebied - II](#)





