



## **Kaya Gobernador Debrot 157, Hato**

**US\$ 3,500,000 Asking price**

Buyers costs

Hato - 4,801 / 446 sq.ft./m2 - 5 Bedrooms - 4 Baths - Swimming Pool



## Real Estate information

Neighborhood	Hato
Address	Kaya Gobernador Debrot 157
Long Lease Land	
Bedrooms	5
Bathrooms	4
Seafront	
Direct sea access	
Swimming Pool	
Garage	
Air Conditioning in bedrooms	
Total living area	4,801 / 446 sq.ft./m2
Total ground area	5,737 / 533 sq.ft./m2
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. 2% notary costs and costs of Land Registry at the office of Kadaster depending on purchase price.

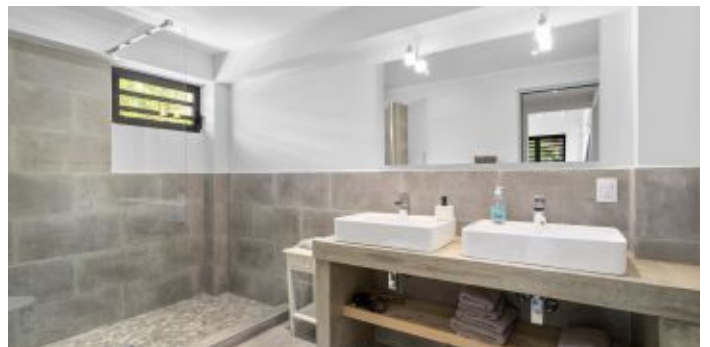
Registered at the Land Registry Office Kadaster, number 4-A-1152. Long lease until November 16th, 2047.



## Features

A unique villa on a prime location! The villa is located oceanfront, on the edge of the residential area of Hato. The villa has been completely renovated with high-quality materials that provide a modern look. On all 3 floors there is a fantastic view over the Caribbean Sea and Klein Bonaire. The private sandy beach with infinity pool in front of the villa also has a jetty; from here you can enter the sea.

- Villa with private jetty and beach, approx. 12 meters wide by the sea,
- Private sandy beach with private dock with easy ladder entry to turquoise sea,
- Located on the first and second floor,
- Gorgeous views over the Caribbean Sea from the covered terraces,
- The possibility of an office or extra bedroom on the top floor,
- Dive site "Small Wall" at your doorstep,
- Outside private dive locker storage,
- Four private terraces,
- Private entrance with parking in front of apartment,
- Located in the neighborhood of Hato, 3 minutes to the center of Kralendijk,
- Ceramic tile roof,
- Ceramic floor tiles throughout the home and the terraces,
- Aluminum (sliding)window frames with glass panels and screens,
- Sliding glass doors (removable) on seafront terrace (screened); greatly expands the air conditioned living area,
- Tropical garden with sundeck and sandy beach,
- Fully air-conditioned.



## Lay out

Entrance through the front door with adjacent access to garage. Upon entering a staircase to the top floor with 2 spacious bedrooms with sea view and 2 bathrooms ensuite. One floor below is the living room with open kitchen. Large sliding doors from the living room to the covered terrace by the sea. Adjacent to the living room a small hallway with access to the bathroom and access to 2 bedrooms (1 bedroom with sea view). Adjacent to the kitchen is another bedroom with bathroom. An outside staircase leads to the ground floor via the terrace off the living room. Here you will find storage, the outdoor bar with lounge area, the sandy beach with infinity pool and private jetty.

## Technical specifications

- 110 and 220 Volts,
- Alarmsystem,
- Air conditioning in bedrooms,
- Aquabright (magnesium) infinity pool,
- 6 solar panels,
- Solar water heater.

## Zoning plan

Extract from Ruimtelijk Ontwikkelingsplan Bonaire (zoning plan)

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

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



