



## Kaya Playa Lechi 34, Kralendijk

US\$ 3,100,000 Asking price, including basic inventory and rear commercial building **SALE PENDING**

Buyers Costs

Kralendijk - 3 Bedrooms - 3.5 Baths

## Real Estate information

Neighborhood	Kralendijk
Address	Kaya Playa Lechi 34
Freehold Land	
Bedrooms	3
Bathrooms	3.5
Sea view	
Seafront	
Holiday Rentals allowed	
Dive Gear Storage	
Air Conditioning in bedrooms	
Total ground area	14,811 / 1.376 sq.ft./m2
Construction date	2020
Maintenance status	very 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-D-694 freehold land / 4-D-284 longe lease land.



## Features

Kaya Playa Lechi 34 offers a unique combination: a stunning, modern villa with breathtaking views of the Caribbean Sea, and a leased, authentic Antillean commercial building/house. The villa is located directly on the seaside boulevard with panoramic views of Klein Bonaire, while the well-positioned commercial property/house on Kaya Gob. N. Debrot enjoys significant visibility and exposure.

### The villa

The design of this villa centers on ultimate luxury, with a spacious hotel-style suite on the first floor. The suite features a luxurious en-suite bathroom, built-in wardrobes, walk-in closet, and a balcony with sea views. The living room and kitchen are present on both floors for added comfort.

The ground floor offers two large bedrooms with built-in wardrobes, two luxurious bathrooms, a spacious living room, and an open kitchen with high-quality appliances. French doors open to a covered terrace, and the seaside boulevard is easily accessible for a swim or SUP session. The property offers stunning sea views through glass balustrades along the boulevard.

A unique feature is the discreet parking area with a carport on the property, accessed via an automatic gate. There is space for two cars and additional room for guest parking. In the fully landscaped garden, there is a finished studio with air conditioning, which can serve as a guesthouse, home office, or storage space.

### The commercial building/house

This authentic property in Antillean style is not only a visual highlight but also a source of income due to its current lease. It is being sold with rental obligations. With broad zoning, it offers numerous possibilities, including hotels, restaurants, vacation homes, and offices.





## Layout

### Layout villa

The entrance at the rear leads into a stately hallway with a guest toilet and a wooden staircase to the first floor. From the hallway, there is access to two guest bedrooms both with built-in wardrobes and en-suite bathrooms, an additional guest toilet, and a laundry room with a washing machine connection. The spacious living room features an open kitchen with a large island and French doors opening to the side terrace. Double French doors in the living room provide access to the backyard facing the sea.

On the first floor, the landing leads to the master bedroom with a luxurious en-suite bathroom, built-in wardrobes, walk-in closet, and harmonica doors to the covered terrace with sea views. There is also a second living room and kitchen, both with access to the terrace as well as a small workspace/office. In the beautifully landscaped garden, there is a separate studio, fully finished and equipped with air conditioning.

### Layout commercial building/house

The entrance on Kaya Gob. N. Debrot leads into a hallway with access to an office with a back door, a small room (formerly a kitchen), and an open workspace with French doors at the rear.

## Technical specifications

- 110 and 220 Volt,
- air conditioning in all bedrooms,
- electric sun blinds,
- remote controlled car gate.

## Zoning plan

Both the villa and the commercial building have broad zoning allowances, permitting uses such as residential, hotels, restaurants, vacation homes, sports facilities, and offices. Additionally, the commercial building has been designated as "heritage-worthy."

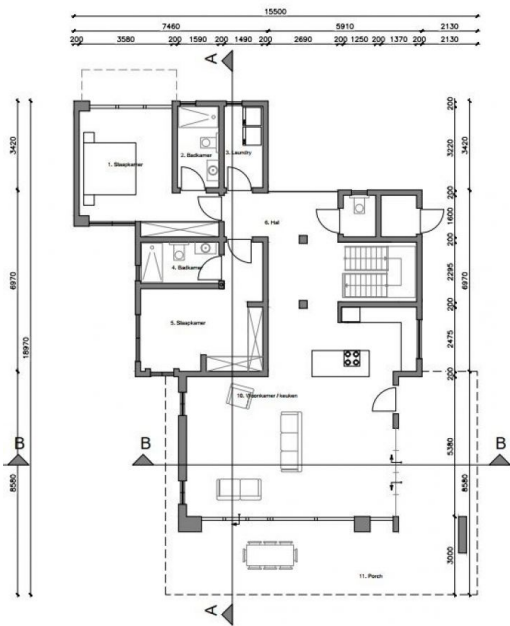
Link to zoning plan map with marker: [Plankaart](#)

Link to zoning description: [Bestemming "Gemengd - I"](#)

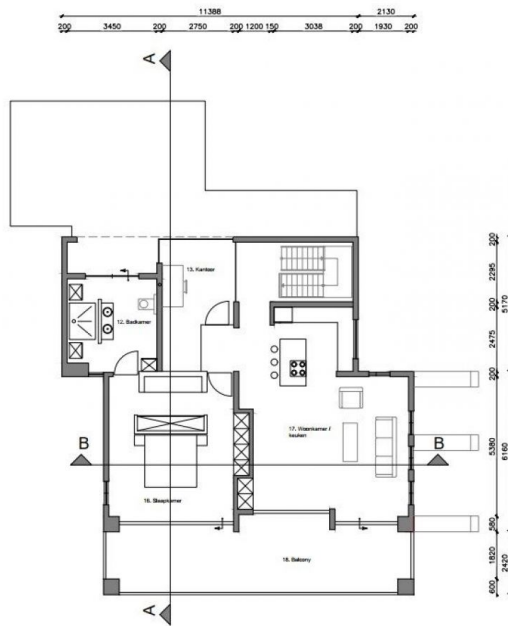




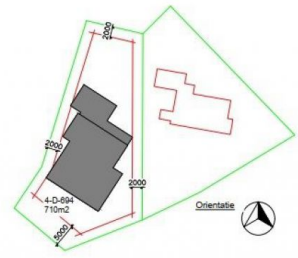




Begane grond  
208m<sup>2</sup>



Verdieping  
160m<sup>2</sup>



Situatie

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