



Lagoen Hill 77, Lagoen Hill

US\$ 798,000 Asking price

Buyers Costs

Lagoen Hill - 3,961 / 368 sq.ft./m² - 4 Bedrooms - 3 Baths - Swimming Pool

Real Estate information

Neighborhood	Lagoen Hill
Address	Lagoen Hill 77
Freehold Land	
Bedrooms	4
Bathrooms	3
Swimming Pool	
Sundeck	
Guesthouse	
Walk-in Closet	
Air Conditioning in bedrooms	
Total living area	3,961 / 368 sq.ft./m2
Total ground area	12,680 / 1.178 sq.ft./m2
Construction date	2007
Maintenance status	Fair



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-E-1905



Features

A spacious villa with many aspects that will appeal. Most appealing is the spacious layout of the covered terrace with the outdoor kitchen and the big swimmingpool (11,5 x 6,5 m) on the large pooldeck. The covered terrace continues on two sides of the villa and gives access to the living room and kitchen. From this terrace there is a beautiful view over the low-lying large swimming pool, but also nice sight lines over the island due to its high location. If this view is not enough, the spacious roof terrace with its 180 degree view will cover you.

The house has on the first floor a six meter high living area and an open kitchen. There is a large master bedroom with an own bathroom, and a spacious television and relax area. This large room can easily be divided into two separate bedrooms. The second bedroom has a walk-in closet, and an own bathroom.

The rooms under the covered terrace offers a nice view on the swimming pool. This residence consists two bedrooms, a bathroom, a kitchenette and has its own front and back doors. Next to it at the rear of the villa is a very large room which can be used as bedroom, sportroom or hobbyroom.

A studio/workshop with a covered porch is also situated at the rear of the villa on the same level.

In the backyard there are two short containers with a covered terrace. They can be used as storeroom, hobbyplace etc.

The villa is located in the popular, quiet and child-friendly residential area of Lagoen Hill. Lagoen Hill is characterized by its beautiful location on the island, the green surroundings and the high-quality roads. In just 10 minutes by car you can reach the center of Kralendijk, beautiful beaches and restaurants.

- modern kitchen with built-in appliances + outdoor kitchen,
- spacious covered terrace and well situated on the wind,
- spacious pool deck and a large swimming pool and covered gazebo,
- beautiful walkway around the whole house,
- beautiful tropical garden with white crushed stones, tropical plants and trees,
- inventory available for acquisition at an additional cost.



Lay out

First level: Spacious covered terrace on two sides of the house with outdoor kitchen, access to living room with open concept kitchen and beautiful library stairs to mezzanine floor. Hall to utility room with washing machine and dryer connection, bathroom and master bedroom combined with television room, bedroom with a walk-in wardrobe, and a bathroom.

Second level: Entrance by living room with open kitchen, followed by the bathroom and the 2 bedrooms. Separat large bedroom or hobbyroom. A studio/workshop with a covered porch.

Technical specifications

- 110 and 220 Volt,
- built-in kitchen appliances,
- air conditioning in bedrooms,
- ceiling fans in living room and bedrooms,
- hot water supply (electric boiler),
- swimming pool pump and filter installation,
- swimming pool coating replaced in 2020.

Zoning plan

Extract from Ruimtelijk Ontwikkelingsplan Bonaire (zoning plan)

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

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





