



## **Lagoen Hill 77, Lagoen Hill**

**US\$ 675,000 Asking price, including inventory**

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 and roof terrace, along with the large swimming pool (11.5 x 6.5 m) on the expansive pool deck. 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.

In the backyard, there are two containers (hobby rooms/storage) with a large covered terrace in between. 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,
- spacious covered terrace and well situated on the wind,
- spacious pool deck and a large swimming pool and covered gazebo,
- built in 2007, extended in 2019,
- beautiful tropical garden with white crushed stones, tropical plants and trees.



## Lay out

First level: Spacious covered terrace on two sides of the house, with 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.

In the backyard, there are two containers (hobby rooms/storage) with a large covered terrace in between.

## 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,
- security cameras.

## Zoning plan

Extract from Ruimtelijk Ontwikkelingsplan Bonaire (zoning plan)

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

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





