



## **Sabal Palm 68, Sabal Palm**

**US\$ 798,000 Asking price**

Buyers Costs

Sabal Palm - 3,875 / 360 sq.ft./m2 - 4 Bedrooms - 3 Baths - Swimming Pool

## Real Estate information

Neighborhood	Sabal Palm
Address	Sabal Palm 68
Freehold Land	
Bedrooms	4
Bathrooms	3
Swimming Pool	
Sundeck	
Air Conditioning in bedrooms	
Total living area	3,875 / 360 sq.ft./m2
Total ground area	12,271 / 1.140 sq.ft./m2
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. 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-F-949.



## Features

Located in the popular and child-friendly residential area of Sabal Palm, you will find this beautiful villa on a very spacious plot. This neat and quiet residential area is located in the south of Bonaire, a short distance from popular beaches such as the windsurfing paradise Sorobon, Bachelor's Beach and Pink Beach. Trendy beach clubs and cozy restaurants can also be found just around the corner on this side of the island! Sabal Palm 68 has all the comfort you could wish for; a private swimming pool, 4 bedrooms, all with air conditioning and ceiling fans, 3 bathrooms, a modern kitchen with high-quality appliances and a spacious terrace that is well located on the wind.

A beautiful wooden pool deck has been constructed around the swimming pool, where you can sit and enjoy the cooling trade wind in the morning and evening. If the cooling trade wind is not enough, you can find a spot in the shade or between the palm trees at any time of the day. From the spacious terrace and swimming pool you have a view on the beautifully landscaped garden with several tropical plants and trees that offer enough privacy. Last but not least, there is a spacious basement under the house, which offers a lot of possibilities to use for storage or a workspace.

- located in the desirable residential area Sabal Palm,
- living room with adjacent covered terrace and well situated on the wind,
- swimming pool (Magna) with sundeck and outdoor shower,
- beautiful tropical garden with white crushed stones, tropical plants and trees,
- spacious storage facilities and garage on ground floor of approx. 1600 sq/ft.
- garage with parking space for several cars,
- spacious laundryroom,
- floors: wooden floors in the house and ceramic tiles in bathrooms and kitchen,
- windows and doors: hardwood frames with glass (bedrooms) and shutters,
- inventory available for acquisition.



## Lay out

Entrance via stairs to covered porch into open concept kitchen and living room (vaulted ceiling and folding doors to covered porch poolside), master bedroom (built-in closets) with en suite bathroom, 3 bedrooms (one with en suite bathroom) and 3rd bathroom. Separate office and storage room in the basement (included in total living area). Basement offers great opportunity for additional storage or workspace. Also very spacious garage, with parking space for several cars, with additional storage space to be found in the souterrain as well as a separate laundryroom.

## Technical specifications

- 110 and 220 Volt,
- air conditioning in bedrooms, storage room and office space,
- security system,
- drip system for the garden from septic tank.

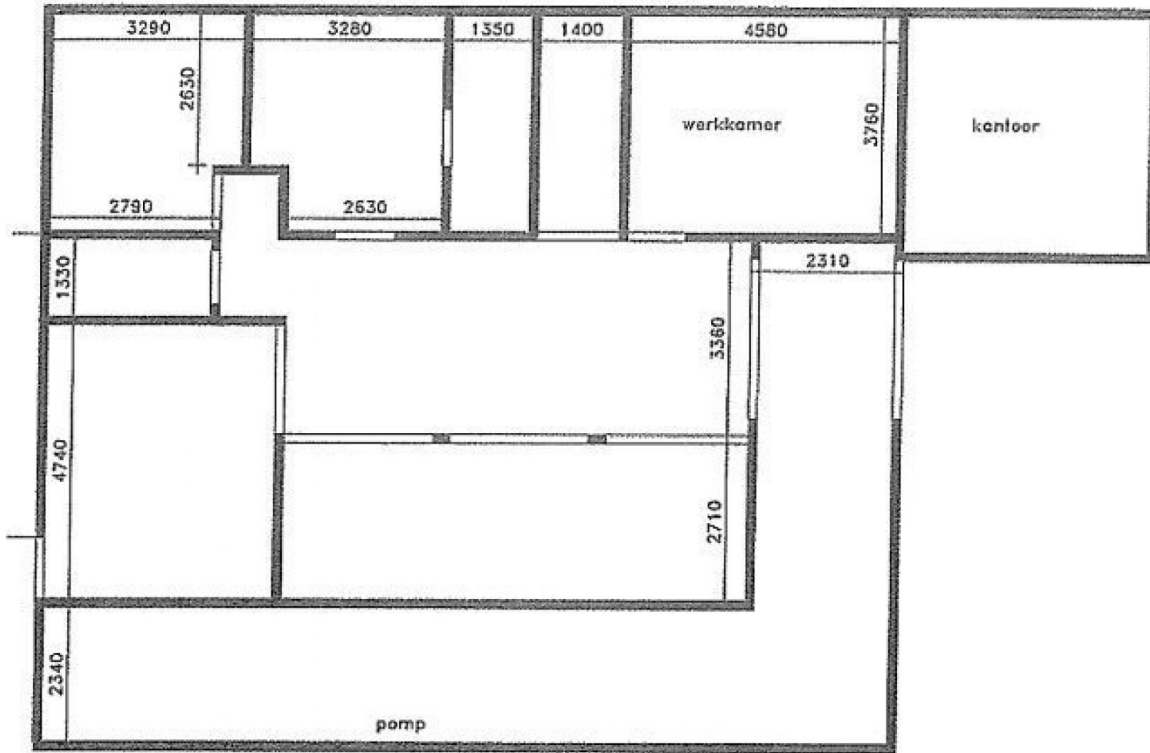
## Zoning plan

Extract from Ruimtelijk Ontwikkelingsplan Bonaire (zoning plan)

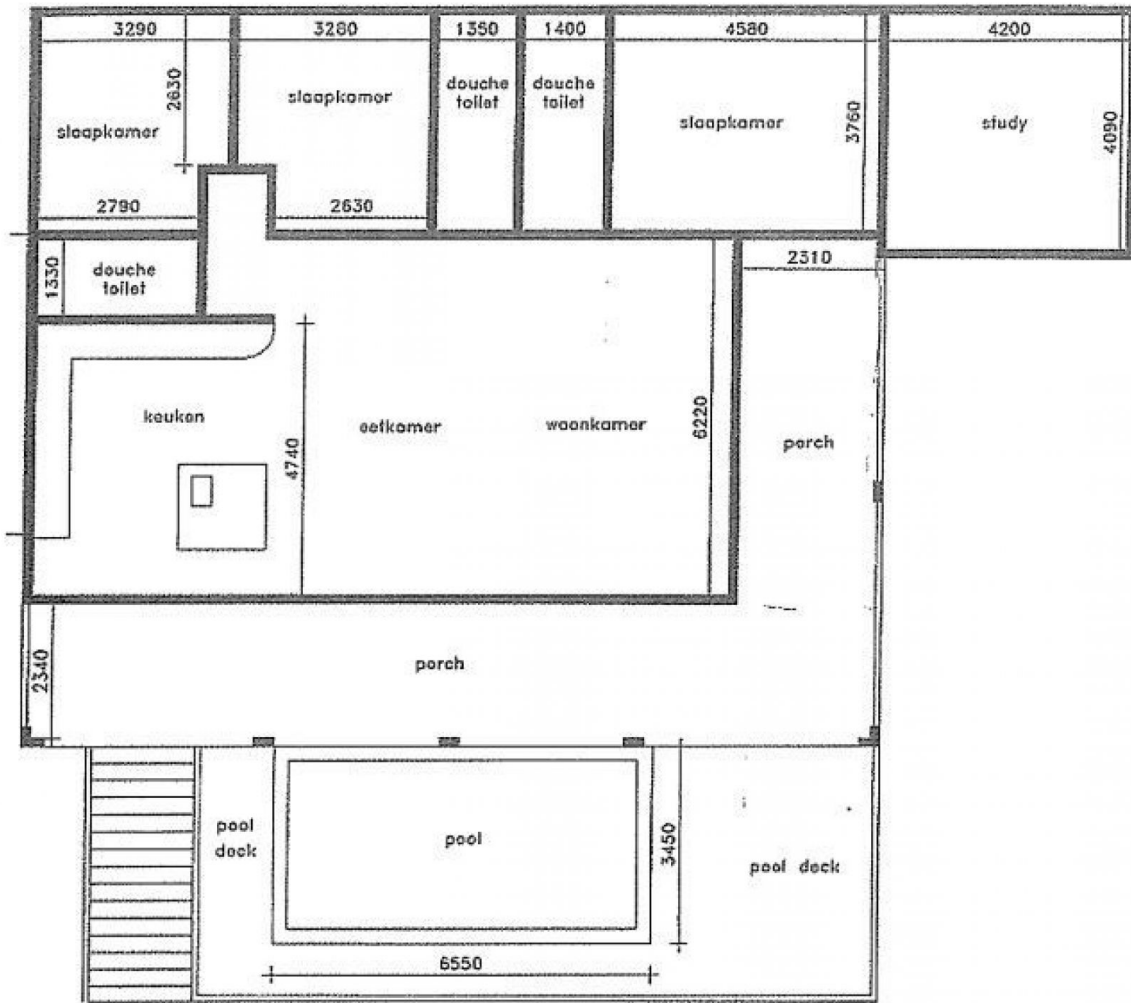
Link to zoning plan map with marker: [Map](#)

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





Souterrain



Beganegrond