



## **Kaya C.E.B. Hellmund 11-7, Kralendijk**

**US\$ 1,225,000 Asking price, including inventory**

Buyers Costs

Kralendijk - 2,153 / 200 sq.ft./m2 - 3 Bedrooms - 2.5 Baths - Swimming Pool

## Real Estate information

Neighborhood	Kralendijk
Address	Kaya C.E.B. Hellmund 11-7
Freehold Land	
Bedrooms	3
Bathrooms	2.5
Sea view	
Holiday Rentals allowed	
Parking	
Swimming Pool	
Dive Gear Storage	
Air Conditioning in bedrooms	
Total living area	2,153 / 200 sq.ft./m2
Construction date	2008
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. 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-1208A7.



## Features

Located directly on the boulevard and adjacent to the city centre of Kralendijk, you will find this charming penthouse. The apartment is located on the fourth floor of the apartment complex 'The Shore Residence'. This beautiful apartment has 3 spacious bedrooms, all with air conditioning, 2 bathrooms, a separate guest toilet and two indoor storage rooms. The spacious living room with open kitchen forms the heart of the apartment, ideal for social gatherings or relaxation.

One of the most enchanting features of this penthouse is the spacious covered terrace on the sea side, where you can enjoy the breathtaking view over the Caribbean Sea, spectacular sunsets and also a perfect place to enjoy the wonderful climate of Bonaire. The large patio doors can be opened and the covered terrace becomes part of the living room and the open kitchen. The apartment also has a private storage room (2.9 m<sup>2</sup>) on ground floor.

The apartment complex has a tropical landscaped garden with a beautiful communal swimming pool with sun terrace, outdoor shower and parking lot. This is a unique opportunity to enjoy a luxurious lifestyle in one of the most desirable locations on Bonaire. Don't miss this opportunity to make your dream of luxurious and tropical living come true. Are you reading this online? Check out further [photos and videos via this link](#).

- located on the boulevard a stone's throw from the center of Kralendijk,
- apartment on the fourth floor,
- spacious living room with open kitchen,
- Covered terrace on the sea side with beautiful views of the Caribbean Sea,
- two indoor storage rooms,
- spacious, private storage room near the parking and the swimming pool on ground floor,
- permanent residence and holiday rentals are allowed,
- communal swimming pool with sun terrace and outdoor shower.

This condo is subject to a Homeowners Association (HOA). HOA fee: approximately US\$ 12.000,- per year. Please contact us in case you wish to receive further information about this HOA.



## Lay out

The penthouse is accessible via the elevator (direct entrance to the penthouse with access key) and/or via the staircase. Hall, bedroom 1 with patio doors to a balcony, bathroom 1, bedroom 2, separate guest toilet, indoor storage room, living room with open kitchen and patio doors to spacious covered terrace. Indoor storage room with washing machine and dryer connections, master bedroom with walk-in closets and ensuite bathroom. Through patio doors from the master bedroom to the balcony. On the ground floor is a spacious, private storage.

## Technical specifications

- 110 and 220 Volt,
- Air conditioning in all bedrooms,
- Ceiling fans in kitchen and living room,
- Water heater.

## Zoning plan

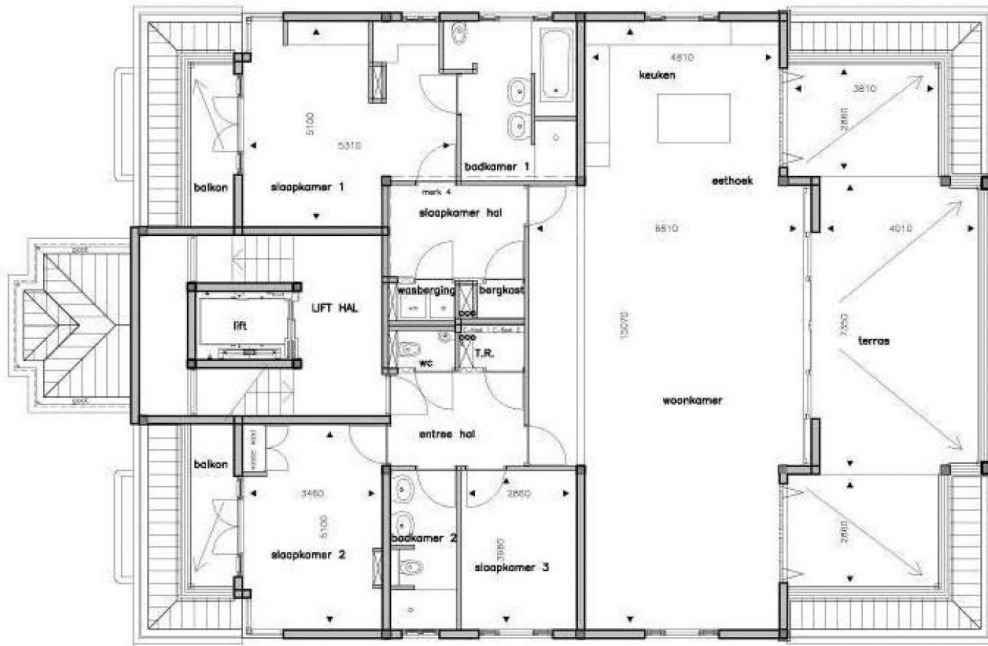
Extract from Ruimtelijk Ontwikkelingsplan Bonaire (zoning plan)

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

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







PENTHOUSE