



## **Villa Verde Apartment 2, Kralendijk**

**US\$ 1,512,000 Asking price, including 8% ABB**

Plus Buyers Costs (0,6%)

Kralendijk - 1,938 / 180 sq.ft./m2 - 3 Bedrooms - 3.5 Baths - Swimming Pool

## Real Estate information

Neighborhood	Kralendijk
Address	Villa Verde Apartment 2
Long Lease Land	
Bedrooms	3
Bathrooms	3.5
Sea view	
Seafront	
Holiday Rentals allowed	
New construction	
Parking	
Swimming Pool	
Dive Gear Storage	
Total living area	1,938 / 180 sq.ft./m2
Construction date	2025
Maintenance status	New Construction



Ground tax (annually): 0.345% of the value (1st residence), or Property tax (annually): 0.91% of the value (2nd residence).

Registered at the Land Registry Office Kadaster, number 4-F-1391 and 4-F-1389, expiration date: 8 November 2049.



## Features

Very beautiful ground floor apartment in the new construction project of 12 Villa Verde apartments. This newly built apartment is located at the water, at 100 meters of where the de Laguna Marina enters the Caribbean Sea. Characteristic are the fresh colors and the modern design of AG architects that will appeal to many people.

Each apartment measures 180 square meters including the wide covered porch facing the water and the building has three floors. The apartments are extremely luxurious and come with many extra features. You have three lay out options: an extra bedroom, an extra office space or a wide open kitchen can be constructed based on your personal preference. The view of the marina of Plaza Beach Resort and the Caribbean Sea are spectacular as well as the sunsets.

Due to its location in residential area 'Mixed I,' both vacation rental and long-term rental are allowed. The apartments can also be occupied by the owners, as there is no obligation to rent. Since the apartments will be brand new, there is a tax exemption for the annual property tax (real estate tax exemption) for a period of 5 years. The expected date of completion is Q1 2026.

- 12 luxurious newly built apartments,
- with solar panels and partially off-grid,
- Located at water with entrance to water through boat dock,
- Including 2 parking spots per apartment,
- Including separate storage
- Vacation and long term rental allowed (vacation rentals are managed through a pre-selected agency),
- Permanent living allowed,
- Communal pool,
- Real estate tax exemption for 5 years.

All apartments will be subject to an HOA. Please contact us in case you wish to receive further information.



## Lay out

Entryway, hallway with a bedroom on each side, each with its own bathroom, living room with an open kitchen, and access to a private covered porch.  
(option for extra bedroom, extra office space or enlarge open kitchen living area).

## Technical specifications

- 220 volts,
- air conditioning in the bedrooms,
- hot water boiler.

Download the full technical description for this project: [PDF download](#)

## Zoning plan

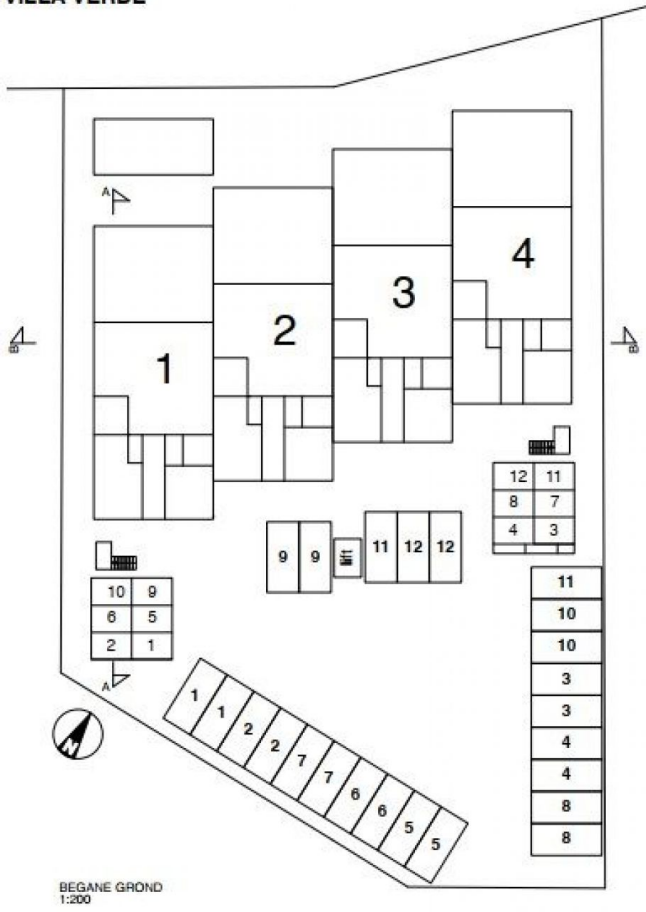
Extract from Ruimtelijk Ontwikkelingsplan Bonaire (zoning plan)

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

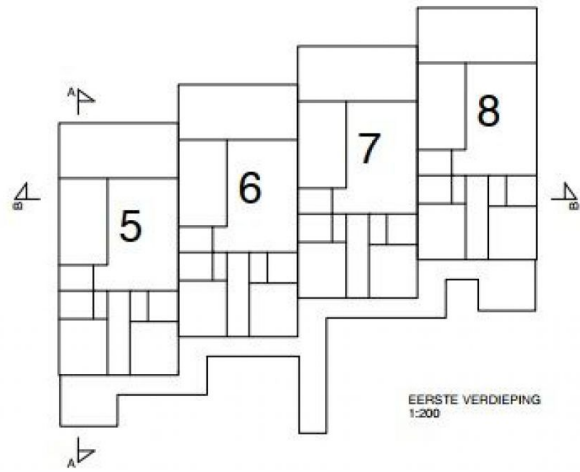
Link to zoning description: [Gemengd I \(mixed use\)](#)



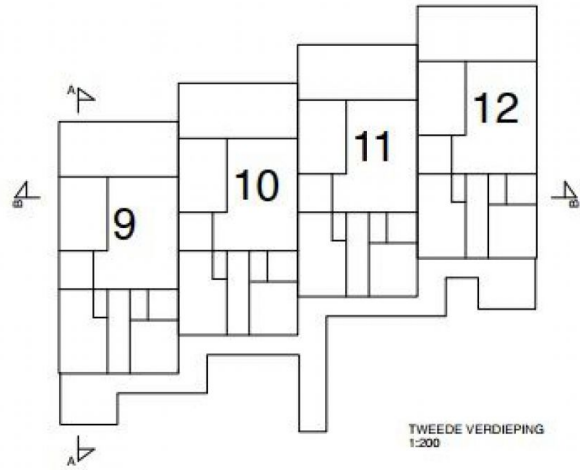
## VILLA VERDE



BEGANE GROND  
1:200



EERSTE VERDIEPING  
1:200



TWEDE VERDIEPING  
1:200