



## Watervillas 78A, Kralendijk

US\$ 450,000 Asking price **SOLD**

Buyers Costs

Kralendijk - 1,184 / 110 sq.ft./m2 - 2 Bedrooms - 1 Baths

## Real Estate information

Neighborhood	Kralendijk
Address	Watervillas 78A
Long Lease Land	
Bedrooms	2
Bathrooms	1
Waterfront	
Holiday Rentals allowed	
Parking	
Air Conditioning in bedrooms	
Total living area	1,184 / 110 sq.ft./m2
Construction date	2020
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. 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-G-3816A2. The right of long lease until October 1, 2067.





## Features

New construction at waterfront, a beautiful place to enjoy your Caribbean vacations on Bonaire, also suited for residential usage. This condo is part of in total 4 condo's situated in 2 buildings. These condo's all share the boat docking deck at waterfront of over 20 m./ 65 ft. long.

This new constructed condo has 2 bedrooms and because it is located at ground floor level, this condo has the exclusive right to use the garden on the side, and on the back of the building (310 m<sup>2</sup>). Parking is easy and readily available at the front of the building. Each unit has a private outdoor dive/surf/kite locker with rinse facilities.

The water in front is connected to the Caribbean Sea via the marina near Plaza Resort Bonaire. Because of its location, it's catching a great breeze so you can cool down both in- and outside.

- Modern new constructed waterfront apartment,
- Covered terrace at waterfront,
- Parking on site,
- Only 4 minutes to the center of Kralendijk,
- 10 Minutes walk to sandy beach "Te Amo".

This condo is subject to a Home Owners Association (HOA). The monthly contribution is \$20,-. Please contact us in case you wish to receive further information about this HOA.



## Lay out

Via walk-in gate to covered entrance, hall with access to separate shower & toilet, pantry with washingmachine connection, bedroom 1, bedroom 2, living room with sliding doors to covered waterside porch, open kitchen design with built-in appliances.

Access to boat deck via communal path in between the two buildings, separe storage unit with rinse facilities.

## Technical specifications

- 110 & 220 Volts,
- air conditioning in all bedrooms,
- water heater.

## Zoning plan

Extract from Ruimtelijk Ontwikkelingsplan Bonaire (zoning plan)

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

Link to zoning description: [Zoning "Recreatie-Verblijfsrecreatie"](#)



