



## Watervillas Bahia 8, Kralendijk

US\$ 675,000 Asking price, including inventory

SOLD

Buyers Costs

Kralendijk - 1,722 / 160 sq.ft./m2 - 3 Bedrooms - 2.5 Baths - Swimming Pool

## Real Estate information

Neighborhood	Kralendijk
Address	Watervillas Bahia 8
Long Lease Land	
Bedrooms	3
Bathrooms	2.5
Waterfront	
Holiday Rentals allowed	
Parking	
Swimming Pool	
Air Conditioning in bedrooms	
Total living area	1,722 / 160 sq.ft./m2
Total ground area	3,412 / 317 sq.ft./m2
Construction date	2011
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. 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-2985A8, ending on October 1st 2067.

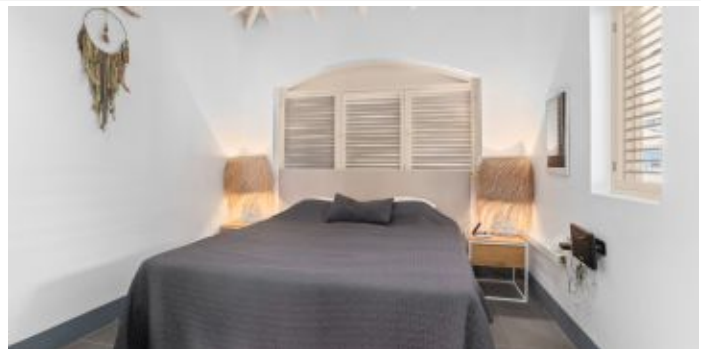


## Features

Have you always dreamed of living on the water, with access to your own pier for a boat? Enjoy privacy in a quiet area, yet only a 4-minute drive from the lively center of Kralendijk? Watervillas Bahia 8 is a very spacious villa, located on a unique spot. With three bedrooms and two bathrooms, the villas offers plenty of space for 6 guests. The living room with open kitchen form one great living area with the partly covered terrace, through the sliding doors. To cool off; jump into your private pool, while the pool deck is the perfect place to be, at any time of the day. The villa is built to catch the passing trade winds, to keep your villa and terrace cool.

- Spacious & modern waterfront villa,
- Private docking pier for a boat,
- Private pool & sundeck,
- Covered waterfront terrace,
- Parking on site,
- Secure and secluded,
- Only 4 minutes to the center of Kralendijk,
- On one peninsulas with direct access by boat to the Caribbean sea, within gated community,
- Wooden roof construction with ceramic roof tiles,
- Ceramic floortiles through the villa and wooden pooldeck,
- Partially aluminum and partially wooden windows and door frames, screens, partially shutters,
- Lush tropical garden with a beautiful mix of palm trees and abundant vegetation.

This villa is subject to a Home Owners Association (HOA). HOA fee incl. exterior paint fund; approx. US\$ 188.- per month. Please contact us in case you wish to receive further information about this HOA.





## Lay out

Entrance via walk-in and drive-in gate to front door, hallway, toilet, storage and bedroom with private bathroom on ground floor. Stairs to second floor, living room with open kitchen, access to sundeck, pool and covered terrace, docking pier for small boat at waterfront.

On the second floor the hallway with access to master bedroom with en-suit bathroom, walk-in closet and balcony at waterfront, second bedroom with en-suit bathroom and balcony at front side of the house.

## Technical specifications

- 110 & 220 Volts,
- air conditioning in the bedrooms,
- water heater,
- glass fiber internet connection.

## Zoning plan

Extract from Ruimtelijk Ontwikkelingsplan Bonaire (zoning plan)

Link to zoning plan map with marker 4-G-2985A8: [Map](#)

Link to zoning description 4-G-2985A8: [Zoning "Recreatie-Verblijfsrecreatie"](#)

In December 2012, Watervillas Bahia was given the ancillary designation of 'permanent residence' by the executive board of Openbaar Lichaam Bonaire



