

FOR SALE

Bona Bista B-44, apartment 3 | breezy covered terrace and shared pool

Bona Bista B-44, appartement 3, Bona Bista

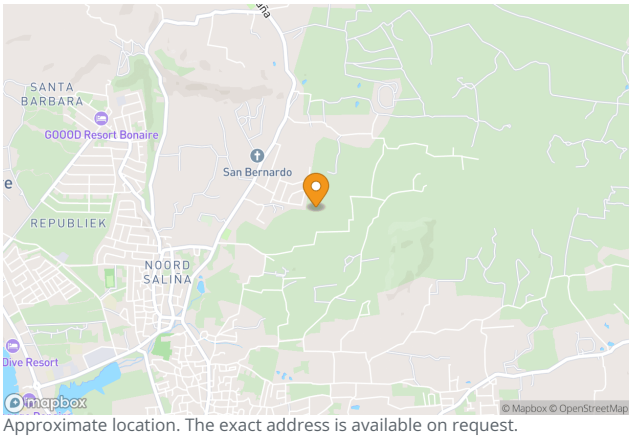
US$ 537,000
Asking price
Buyers Costs



2 bedrooms | 2 bathrooms | 117 m² | Condo

Specifications

Neighbourhood	Bona Bista
Address	Bona Bista B-44, appartement 3
Land	Freehold
Bedrooms	2
Bathrooms	2
Total living area	117 m²
Year built	2023
Maintenance status	uitstekend



Approximate location. The exact address is available on request.



Highlights

- 117 m² apartment with two en-suite bedrooms
- Large covered terrace with movable sun screens
- Breezy terrace orientation
- Views over lush surroundings
- Shared swimming pool
- Walking and mountain-biking trails nearby
- Downtown and supermarkets about ten minutes by car

Description

The spacious covered terrace is a defining part of this first-floor apartment, positioned to catch the breeze and overlooking the green surroundings. Accordion doors connect it directly to the open-plan kitchen, creating an easy transition between indoor and outdoor living. The apartment forms part of a small-scale complex with a shared swimming pool in Bona Bista.

Bona Bista is a popular residential neighborhood with maintained roads, sidewalks, fiber-optic internet and a nearby playground. Downtown Kralendijk, supermarkets and several schools are approximately five minutes away by car according to the current listing. Walking and mountain biking trails can also be found nearby.

A private exterior staircase leads to the entrance hall and a spacious indoor laundry and storage room. The open kitchen includes built-in appliances and opens directly onto the covered terrace. Polished concrete flooring continues throughout the apartment and across the covered outdoor area, giving the interior a consistent, understated character.

There are two spacious bedrooms, each with its own en-suite bathroom. The rear bedroom has double doors opening towards the covered terrace, while both bedrooms are equipped with air conditioning. Residents also have use of the shared swimming pool, and parking is available within the private enclosed grounds.

The stated living area is 117 m^2, calculated from the net indoor space plus the covered outdoor area. Built in 2023, the apartment is on freehold land and is currently listed in excellent maintenance condition. The monthly HOA fee is USD 250. Additional Bona Bista architectural regulations apply and are available on request.

- Choice for notary R. Rispens.

Layout

A private exterior staircase leads to the entrance hall and the spacious indoor laundry and storage room. The open-plan kitchen includes built-in appliances and opens through accordion doors onto the covered terrace.

The apartment has polished concrete flooring throughout, continuing across the covered terrace. The terrace overlooks the green surroundings and is equipped with movable sunscreens.

At the front is bedroom 1 with its own en-suite bathroom. Bedroom 2 is at the rear, also with an en-suite bathroom and double doors opening onto the covered terrace. Both bedrooms have air conditioning. Residents also have access to the shared swimming pool, with parking available within the private enclosed grounds.

Technical specifications

- 220 Volt,
- built-in appliances in the kitchen,
- air conditioning in bedrooms,
- spacious indoor laundry/storage with air conditioning.

Living area is based on net indoor space plus covered outdoor space.

Ownership and zoning

Registered at the Land Registry Office Kadaster, number 4-B-435A3.

Extract from Ruimtelijk Ontwikkelingsplan Bonaire (zoning plan)

Link to zoning plan map with marker: **Map**

Link to zoning description: **Zoning "Woongebied I"**

Additional welfare regulations from Bona Bista apply and are available on request.

Costs and conditions

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.

The apartment is subject to a Homeowners Association (HOA). The monthly fee is .USD 250,-. Please contact us in case you wish to receive further information about this HOA.

Photographs

























Interested in this property?

Our team is on Bonaire and will arrange a viewing or answer any question about this property.

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