Sunbelt Realty



FOR SALE

# Delfins Beach Resort Villa 5

Punt Vierkant · Bonaire

Its 36 solar panels, Deye hybrid inverter and 8 home batteries allow this Delfins Beach Resort villa to operate fully...

**US$ 1,350,000**

Asking price, including inventory Buyers Costs

- 4 bedrooms
- 4.5 bathrooms
- 201 m² living
- 379 m² plot
- Home


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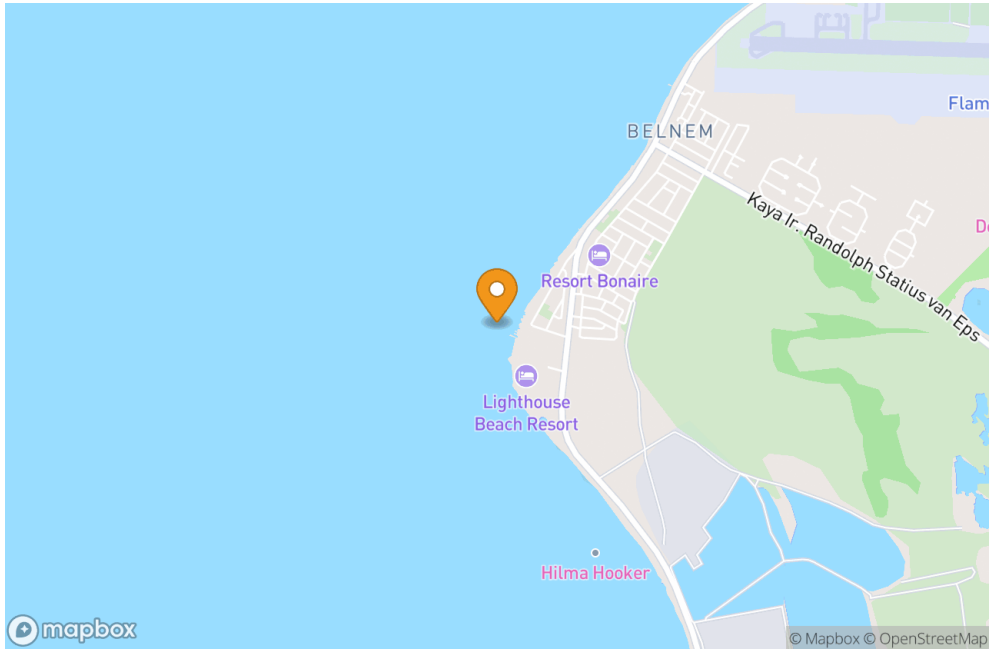
THE HIGHLIGHTS

# What makes it special

- Approximately 150 metres from the beach
- Four bedrooms with en-suite bathrooms
- 36 solar panels with battery storage
- Fully self-sufficient off-grid operation possible
- Private swimming pool
- Carport plus parking for two cars
- 201 m² living area
- Suitable for vacation rentals

## The location

Punt Vierkant · Bonaire




Approximate location. The exact address is available on request.


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THE HOME

# Delfins Beach Resort Villa 5 - villa with pool 150 metres from the beach

Discover this exclusive and very spacious villa, which is part of the first exclusive phase of villas. Delfins Beach Resort villa 5 distinguishes itself by it's stylish interior, in which natural materials and warm earth tones come together seamlessly. This interior exudes peace and luxury and fits perfectly with the serene surroundings of the resort. The distance from the villa to the pool of the resort and the tropical beach, the crystal clear water of the Caribbean Sea, is approximately 150 meters. In its short existence, the resort made name on the island with its luxurious appearance, sandy beach and unprecedented number of tropical plants and palm trees.

The design of the villa ensures that the cool breeze can flow optimally through the rooms. The many shutter windows, all equipped with mosquito netting, contribute to a pleasant and comfortable stay. The villa has a total of four spacious bedrooms and is therefore suitable for families or groups of 8 people. Both the bedrooms and the living room are air-conditioned. With solar panels installed on the roof, you generate your own green energy, allowing you to cool the villa both day and night in an environmentally

## The home at a glance

| | |
|---|---|
| Neighbourhood | Punt Vierkant |
| Address | Delfins Beach Resort Villa 5 |
| Land | Freehold |
| Bedrooms | 4 |
| Bathrooms | 4.5 |
| Total living area | 201 m² |
| Total ground area | 379 m² |
| Year built | 2019 |
| Maintenance status | Uitstekend |


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friendly and cost-efficient way. The property is equipped with a high-quality solar energy system consisting of no fewer than 36 solar panels, connected to an advanced Deye 3-phase hybrid inverter and 8 powerful Deye GB-LM4.0 HV home batteries. Thanks to this generous storage capacity, the villa can operate fully self-sufficiently (off-grid) if desired. Should the local power supply unexpectedly fail, you will not notice any interruption at all; the villa will remain seamlessly powered at all times.

The carport is suitable for a family car, and next to the house there is another parking spot where two additional cars can also be parked one behind the other. The adjacent storage room is large enough to store personal belongings. A unique opportunity for those seeking an investment that combines luxury and comfort in one of the most beautiful locations on Bonaire!

## The Resort

'Luxury Defined by Nature' is the motto of Delfins Beach Resort. A luxurious appearance, a sandy beach with an unprecedented number of tropical plants and palm trees, two restaurants, a beach bar, recreational swimming pool, fitness centre, 25-meter (sports) swimming pool, diving school and the Caribbean sea on your doorstep make that this resort has everything you wish to have during your holiday. The resort is located on only a ten minute drive to the city center of Kralendijk and 5 minutes to Flamingo Airport.


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GOOD TO KNOW

# The practical details

## Layout

On the ground floor, the entrance leads into a hallway with three bedrooms, each with an en-suite bathroom. A lockable private storage space under the stairs has connections for a washing machine, and the stairs lead to the second floor.

Upstairs, the hallway has a complete wall of shutter windows for airflow and ventilation. This floor includes a fourth bedroom with an en-suite bathroom and a guest toilet. The spacious living room has air conditioning and connects to a fully equipped open-plan kitchen. Folding doors open onto the covered terrace, with a second staircase leading down to the ground floor.

Outside, the villa has a covered terrace, a carport for a family car, and an adjoining storage room. There is also an additional parking space next to the house for two cars parked one behind the other, as well as a pool.

## Technical specifications

- 220 Volt,
- air conditioning in all bedrooms and living room,
- internet and phone connection via Resort - direct line to front office,
- magna swimming pool,
- electric boiler,
- 36 solar panels, a Deye three-phase hybrid inverter with 8 Deye GB-LM4.0 high-voltage home batteries, and off-grid functionality.

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


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GOOD TO KNOW

# The practical details

## Ownership and zoning

Registered with the Land Registration office (Kadaster) with number 4-H-775.

Extract from Ruimtelijk Ontwikkelingsplan Bonaire (Zoning plan)
Link to zoning plan map with marker: **Map**
Link to zoning description: **Zoning "Recreatie-Verblijfsrecreatie"**

## 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.

*Annual resort fee; US$ 4000 including phone/internet connection and usage of Delfins Beach Resort. There is no further Home Owners Accociation in place. The parcels will be encumbered with easements and rental brokerage agreement are available on request.

## My notes

Ideas, questions and impressions from your viewing.


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THE PHOTO GALLERY

# Step inside


Hallway and staircase


Landing with refrigerator


Kitchen


Living room


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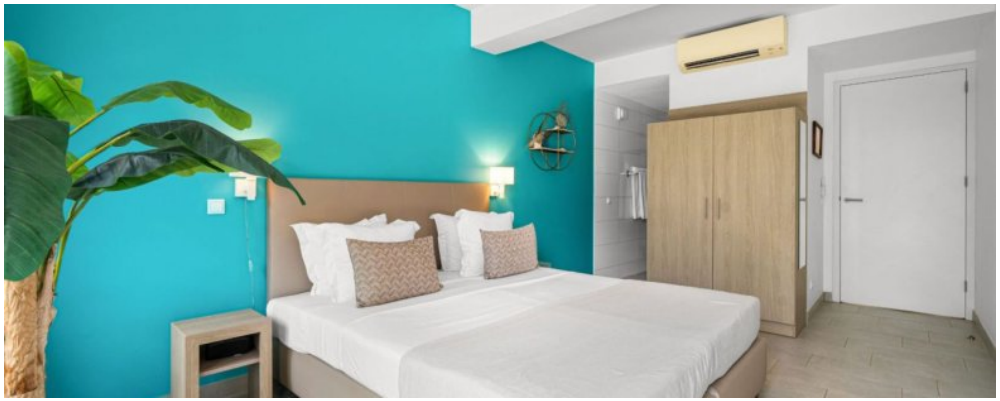
THE PHOTO GALLERY

# Bedrooms & bathrooms


Bedroom


Bedroom and bathroom


Bathroom


Bedroom


Toilet


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THE PHOTO GALLERY

# Outdoor living & surroundings


House exterior


Carport


Covered terrace


Covered terrace


Swimming pool and terrace


Swimming pool


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SEE IT FOR YOURSELF

# Experience it for yourself

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

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View the property online

sunbeltbonaire.com/en/for-sale/delfins-beach-resort-villa-5-villa-with-pool-150-metres-from-the-beach


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