FOR SALE

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

Delfins Beach Resort Villa 5, Punt Vierkant

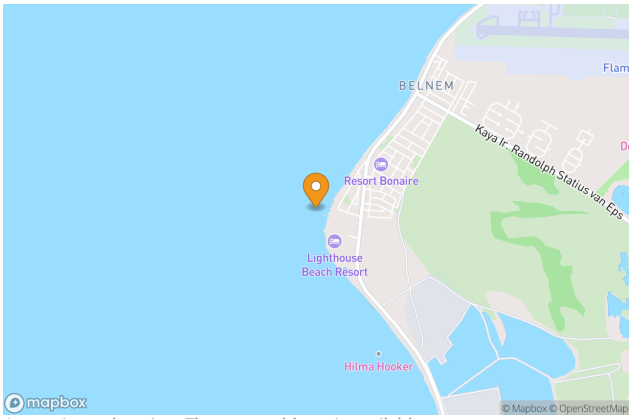
US$ 1,350,000

Asking price, including inventory · Buyers Costs

4 bedrooms | 4.5 bathrooms | 201 m² | 379 m² | Home

Specifications

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



Approximate location. The exact address is available on request.

Highlights

- 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

Description

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 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.

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.

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"**

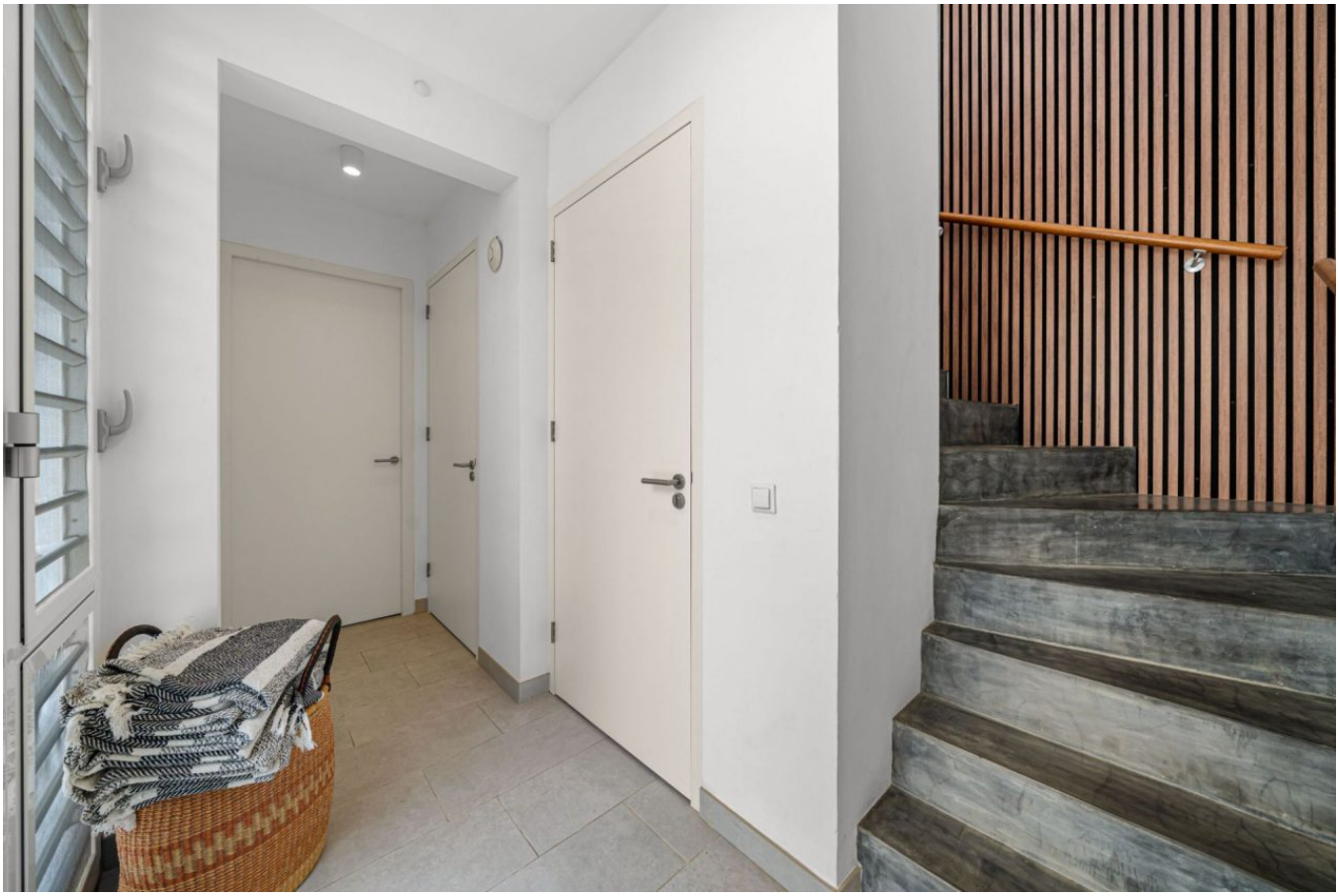
Costs and conditions

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.

Photographs



IT'S WINE
O'CLOCK

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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