

FOR SALE

Delfins Beach Resort Villa 8 - villa 110 metres from the beach

Delfins Villas 8, Punt Vierkant

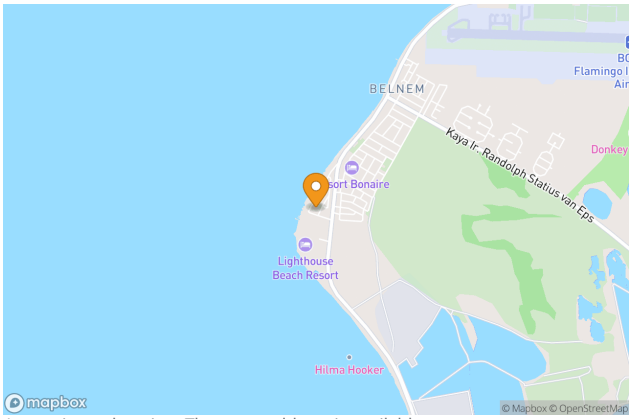
US$ 1,350,000
Asking price, including inventory
Buyer Costs



4 bedrooms	4.5 bathrooms	201 m²	356 m²	Home

Specifications

Neighbourhood	Punt Vierkant
Address	Delfins Villas 8
Land	Freehold
Bedrooms	4
Bathrooms	4.5
Total living area	201 m²
Total ground area	356 m²
Year built	2019
Maintenance status	uitstekend



Approximate location. The exact address is available on request.



Highlights

- Four-bedroom villa approximately 110 metres from the beach
- 201 m² living area
- Private MagnaPool
- Solar panels support daytime cooling
- No annual limit on private use
- Lockable owner storage during rentals
- Carport for two passenger cars
- Five-minute drive to Flamingo Airport
- Suitable for vacation rentals

Description

It is unique that a villa of the first phase of Delfins villas comes available for sale, located with a view over the resort. The distance from the villa to the resort pool and the tropical beach with the water of the crystal clear Caribbean sea is only 110 meters from the garden gate at the back yard.

The design of the villa makes that the cooling effect of the wind as free play in the villa. The multitude of shutter windows with mosquito netting makes your stay very pleasant. The villa has a total of 4 bedrooms and is therefore suitable for 8 guests. Both the bedrooms and the living room have air conditioning. Combined with generating your own green energy through solar panels, you can cool the villa during the day with the use of green energy. The carport is suitable for two passenger cars and the adjacent owners storage room is of sufficient size to store a bicycle or scooter and water sports items.

The villa is part of the rental pool of the Delfins Beach Resort, whereby costs and revenues are divided between the participating villa owners. There is no limit to an owner's private use on an annual basis. In the periods of private use, a villa owner simply does not share in the costs and income of that specific period.

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 en 5 minutes to Flamingo Airport.

Layout

On the ground floor, the entrance opens into a hallway with three bedrooms, each with an en-suite bathroom. A lockable private storage room beneath the stairs has connections for a washing machine. The stairs lead to the second floor. Outside, the carport is next to an adjoining storage room, which can be used for private storage during rental activities.

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

Technical specifications

- 220 Volt,
- air conditioning in all bedrooms and living,
- internet and phone connection via Resort - direct line to front office,
- magna swimming pool (3m x 4m),
- solar water heater (150 litres) combined with electric water heater,
- 20 solar panels & inverter for carefree use of electricity during the day. The excess of green energy is returned to the grid.

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-780.

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% closing tax, approx. 2% 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
















SIEMENS













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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