



FOR SALE

El Pueblo 2 - villa with 30 solar panels

El Pueblo 2, El Pueblo

US\$ 1,475,000

Asking price, including inventory · Buyers costs



3 bedrooms

2 bathrooms

194 m²

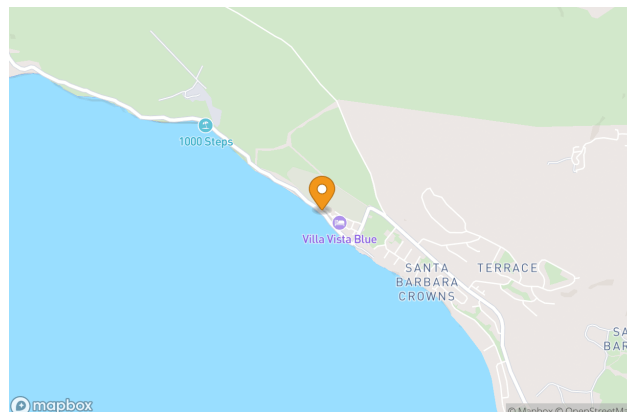
Home

Specifications

Neighbourhood	El Pueblo
Address	El Pueblo 2
Land	Leasehold
Bedrooms	3
Bathrooms	2
Total living area	194 m ²
Year built	2024
Maintenance status	Uitstekend

Highlights

- Battery-backed power for up to 3 days
- Permit and possibility for additional apartment
- Long-term and vacation rentals permitted
- Nice walk to 1000 Steps
- Popular west coast dive sites nearby
- Built in 2024 with beautiful materials
- Swimming pool
- Sundeck
- Garage
- Air conditioning
- Parking
- Sea view



Approximate location. The exact address is available on request.



Description

This detached villa in El Pueblo is in a fantastic location. From the entire house and the porch at the back, you have a stunning view of the Caribbean Sea and Klein Bonaire. From this location, it's a nice walk to 1000 Steps and to various dive spots along beautiful rock formations and the west coast of Bonaire. Oil Slick Leap, Andrea I, and Andrea II are popular dive spots just a stone's throw away. The center of Kralendijk is also only a 15-minute drive.

This villa is equipped with no fewer than 30(!) solar panels and batteries, providing up to 3 days of power even on very cloudy days without having to rely on the electricity from the provider WEB. The state-of-the-art system provides all the necessary energy.

In 2024, this villa was built by a professional construction team under the supervision of the current owner. With great care and attention to detail, beautiful materials have been used throughout this home and a pleasant open living environment has been created for both private residence and rental. Both long-term and vacation rentals are allowed here, as well as permanent residence.

The interior of the house transitions beautifully to the garden through sliding doors. A garden that features a self-cleaning magnesium pool with a stone waterfall, a poolside bar, and a barbecue corner. In this corner, there is both a gas barbecue and a smoker for the true BBQ chef!

- Just a stone's throw from 1000 Steps and other diving spots,
- open kitchen equipped with modern appliances,
- up to 6 parking spaces,
- 30 solar panels with 200 kWh of lithium batteries,
- self-cleaning magnesium pool with a stone waterfall,
- stunning view of the Caribbean Sea,
- rooftop terrace,
- permanent residence, vacation rental and long-term rental allowed,
- spacious garage located under the house, with the possibility and permit to create an additional apartment.

Layout

The covered entrance opens into the living room and open-concept kitchen. Sliding doors connect this living space to the garden.

On the right side is the main bedroom, with a bathroom and access to the back porch. At the front of the house is a bedroom with a bathroom, while the third bedroom is on the left side, alongside the technical room.

The back porch opens onto the garden, where the swimming pool with its stone waterfall is located.

Technical specifications

- 110 and 220 volt,
- air conditioning in living room, kitchen and all bedrooms,
- ceiling fans in living room, kitchen, porch and all bedrooms,
- 30 solar panels with batteries,
 - 16.5 kW of solar panel
 - 15 kW 220/50 inverter
 - Qty two 5 kW 110/60 inverters (provides 230/60 for washer and dryer)
 - Qty ten (10) 200 amp 48 volt lithium batteries (100 kWh storage)
- solar boiler,
- Magnesium swimming pool with waterfall,

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

Ownership and zoning

Registered at the Land Registry Office Kadaster, number 4-A-2147A2. Long lease until the 11th of July 2060.

Extract from Ruimtelijk Ontwikkelingsplan Bonaire (zoning plan)

Link to zoning plan map with marker: [Map](#)

Link to zoning description: [Zoning "Recreatie - Verblijfrecreatie"](#)

Costs and conditions

Ground tax (annually): 0.345% of the value (1st residence), or Property tax (annually): 0.91% of the value (2nd residence).

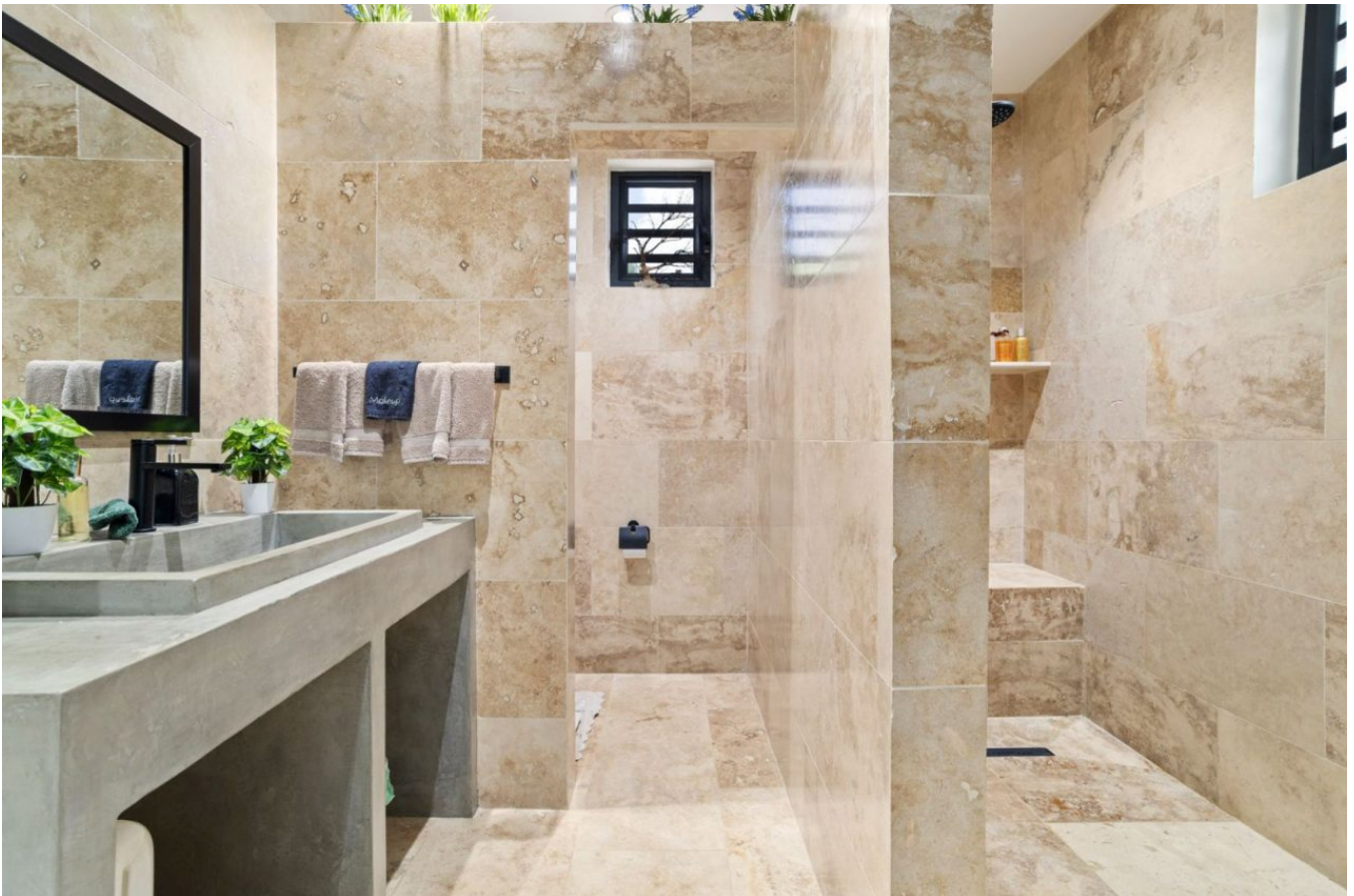
Buyers Costs consist of (one-off): 5% transfer tax, approx. 1.5% notary costs and costs of Land Registry at the office of Kadaster depending on purchase price.

All villa's are subject to an HOA. Contribution USD 500 yearly. Please contact us in case you wish to receive further information.

Photographs















Interested in this property?

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

Sunbelt Realty Bonaire

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