

FOR SALE

J.A. Abraham Boulevard 70 - villa on a sandy beach

J.A. Abraham Boulevard 70, Kralendijk

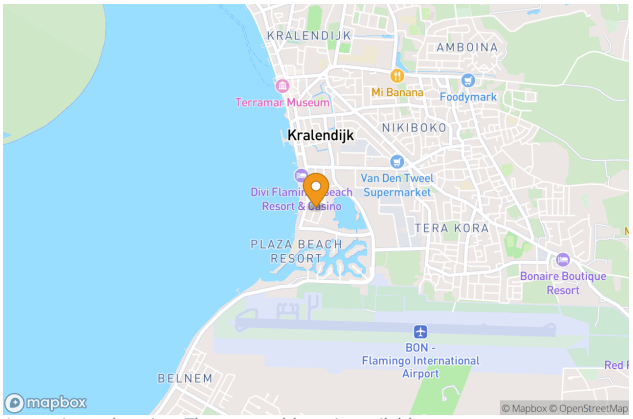
US$ 8,900,000
Asking price, including inventory
Buyers costs



5 bedrooms | 5.5 bathrooms | 419 m² | 1171 m² | Home

Specifications

Neighbourhood	Kralendijk
Address	J.A. Abraham Boulevard 70
Land	Freehold
Bedrooms	5
Bathrooms	5.5
Total living area	419 m²
Total ground area	1171 m²
Year built	2020
Maintenance status	goed



Approximate location. The exact address is available on request.



Highlights

- 30-metre private sandy beach at the doorstep
- Five bedrooms with private bathrooms
- Private infinity pool with panoramic Caribbean Sea views
- 190 solar panels with 80 kWh battery storage
- Private gym with potential sixth bedroom
- Bulthaup kitchen with Miele and Gaggenau appliances
- Dive-gear rinse and storage facilities
- Ten-minute walk to central Kralendijk
- Suitable for vacation rentals

Description

J.A. Abraham Boulevard 70, better known as Kas Playa, is an impressive villa with a private infinity pool, private gym, panoramic views of the azure Caribbean Sea. A 30-meter sandy beach right at your doorstep! This unique villa offers the opportunity to live here or rent it out as a vacation villa. It's the perfect chance for families or groups of friends to enjoy everything this villa has to offer. From lounging around the pool with your own music playing on the HEOS sound system to preparing or having delicious meals made in the Bulthaup kitchen, featuring only Miele and Gaggenau appliances. The villa has been designed with attention to detail, perfectly tuned to the tropical climate of Bonaire.
The stunning, high glass wall at the rear connects the house with the spacious covered porch at the back.

The villa has five bedrooms, four of which overlook the sea. Additionally, each bedroom has its own en-suite bathroom. As a cherry on top, the villa also features a double garage. When you're away from the island, your cars will be safe and shaded.

Layout

Entry is through the front door into the dining room, which connects to the living room. From this area, there is access to the kitchen, garage, guest toilet and three bedrooms, each with its own bathroom.

The garden can be reached from the bedrooms, kitchen and living room. It opens onto a covered terrace, the pool and a sitting area, followed by the beach.

Stairs near the dining room lead to the second floor, where a hallway gives access to the private gym, loft, outdoor terrace and two further bedrooms, each with its own bathroom.

Technical specifications

- 220 Volts,
- Ajax security system,
- Aquabright magnesium pool with double pump and automatic refill at low water level
- Pooldeck of Ipe Fas quality 1
- Bulthaup designer kitchen with a Cooker and Cooker cube,
- Mitsubishi climate system with ceiling diffusers. Both inlet and outlet so windows and doors do not have to open for circulation,
- Fibaro computer system for automatic lighting inside and around the house,
- Solarsolutions: 190 solar panels JA Solar / Solaredge with real-time app for insight,
- 80 kWh battery system ensuring surplus solar power is saved and can be used during the night,
- Design furniture by Marcel Wanders, Piet Boon and many other top designers.

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

Ownership and zoning

Registered at the Land Registry Office Kadaster, numbers 4-F-40.

Link to zoning plan map with marker: Map
Link to zoning description: **Gemengd I (mixed use)**

Costs and conditions

Ground tax (annually): 0.345% of the value (1st residence), or Property tax (annually): 0.805% of the value (2nd residence).

Buyers Costs consist of (one-off): 5% transfer tax, approx. 2% notary costs and costs of Land Registry at the office of Kadaster depending on purchase price.

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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