

FOR SALE

# Kaya Ammerzoden 10 - home with sea views from the rooftop terrace

Kaya Ammerzoden 10, Hato

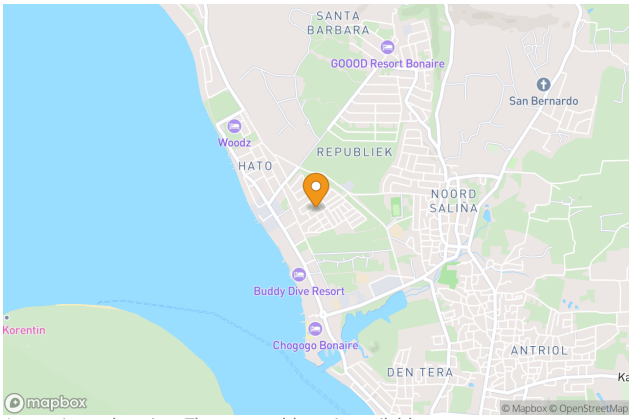
**US$ 675,000**
Asking price
Buyers Costs



5 bedrooms | 5 bathrooms | 194 m² | 744 m² | Home

# Specifications

| | |
|---|---|
| Neighbourhood | Hato |
| Address | Kaya Ammerzoden 10 |
| Land | Freehold |
| Bedrooms | 5 |
| Bathrooms | 5 |
| Total living area | 194 m² |
| Total ground area | 744 m² |
| Year built | 2024 |
| Maintenance status | goed |



Approximate location. The exact address is available on request.



## Highlights

- Private swimming pool with outdoor shower
- Rooftop terrace overlooks Caribbean Sea and Hato
- Self-contained space with kitchen and living room
- Detached garden building for guest accommodation
- Ceramic floor tiles throughout the house
- Ample parking for multiple vehicles

## Description

Located on the edge of the popular residential area of Hato, in a recently small-scale development, you'll find this beautiful new-build home. This spacious family home has been designed with comfort and functionality in mind. All 3 bedrooms in the main house are generously sized, each with its private bathroom and practical built-in wardrobes. The house has a spacious, bright living room that flows seamlessly into a modern open kitchen, complete with a stylish bar area. Next to the kitchen is a storage room, and another storage in the hallway leading to the bedrooms.

Adjacent to the house is a fully self-contained space with 1 bedroom, 1 bathroom and a compact living room with kitchen. This space is suitable for various uses, such as a hobby room, office, or apartment for long-term rental. A special highlight is the detached building in the garden, which is perfect for guest accommodation, with 1 bedroom and 1 bathroom.

In the lush tropical garden, you'll find a refreshing swimming pool with an outdoor shower. It's the ideal place to relax and enjoy the outdoors on extra-hot days. What makes this property truly unique is the spacious rooftop terrace, where you can enjoy panoramic views of the Caribbean Sea and the green surroundings of Hato. A perfect place to unwind and take in the scenery. A home like this, with its spaciousness, comfort, rental potential, views, and swimming pool, is very rare. Don't miss this chance!

## Layout

Entrance is via the covered front terrace. The living room flows into the open kitchen with a bar area. A storage room is located next to the kitchen, while a second storage room is in the hallway leading to the bedrooms.

The main house has three bedrooms, each with a private bathroom and built-in wardrobes. Adjacent to the house is a self-contained space with a compact living room, kitchen, one bedroom and one bathroom.

In the garden, a detached building has one bedroom and one bathroom. The garden also includes a swimming pool with an outdoor shower, while the rooftop terrace provides views of the Caribbean Sea and the green surroundings of Hato.

## Technical specifications

- 110 and 220 Volt,
- boiler for 3 bathrooms,
- air conditioning in all bedrooms.

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-2710.

Extract from Ruimtelijk Ontwikkelingsplan Bonaire (zoning plan)

Link to zoning plan map with marker: **Map**
Link to zoning description: **Zoning " Woongebied II"**

## 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.

# Photographs




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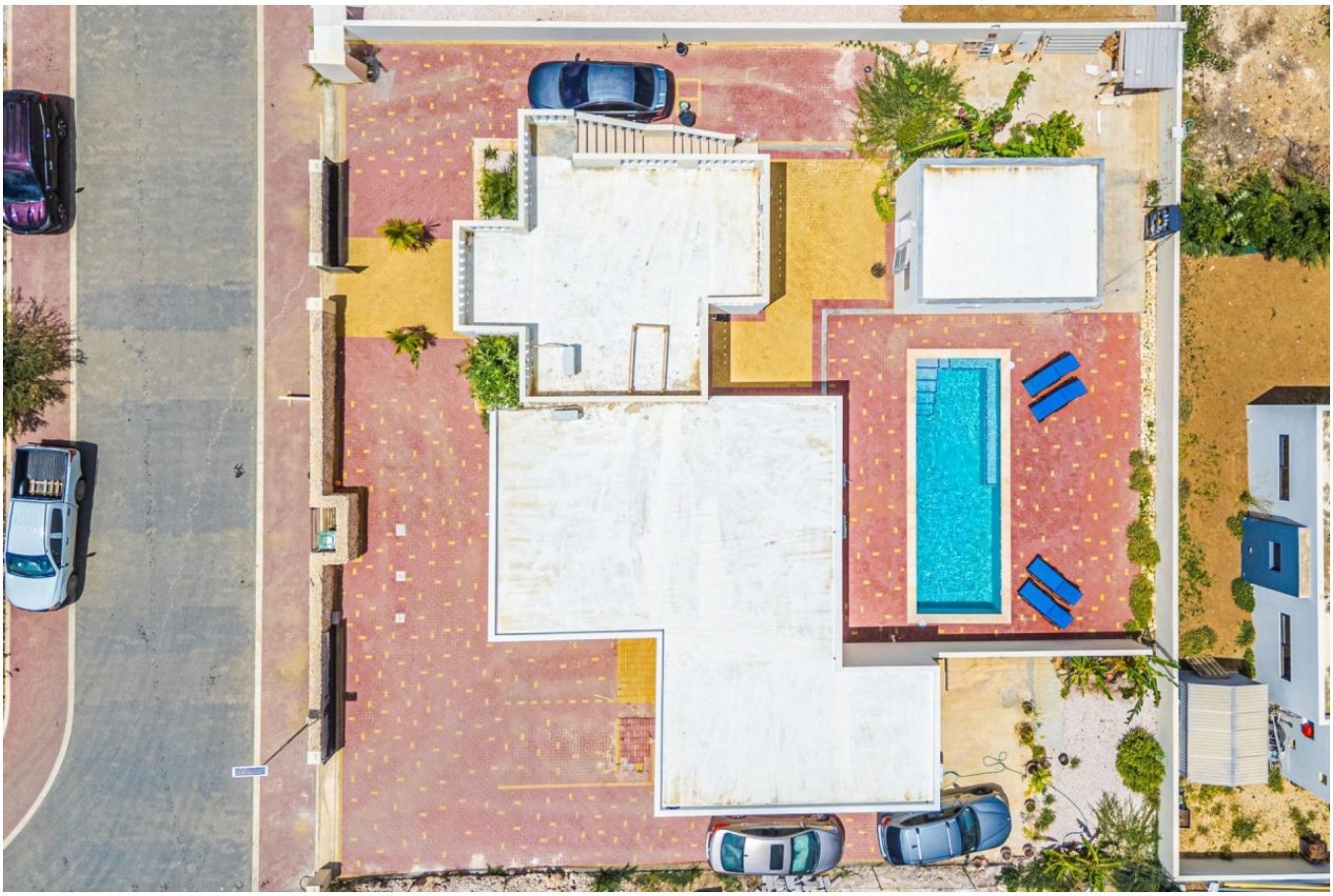














## Interested in this property?

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

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