FOR SALE

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

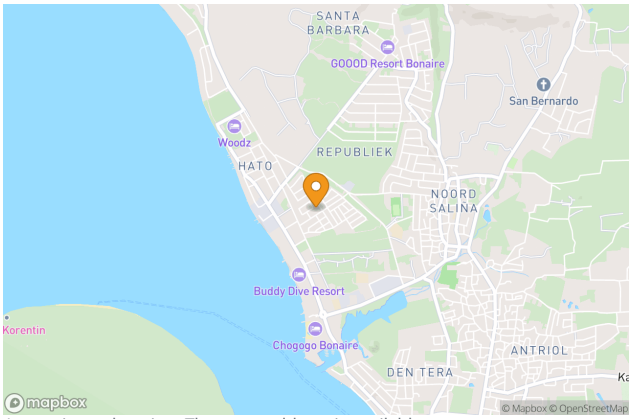
Kaya Ammerzoden 10, Hato

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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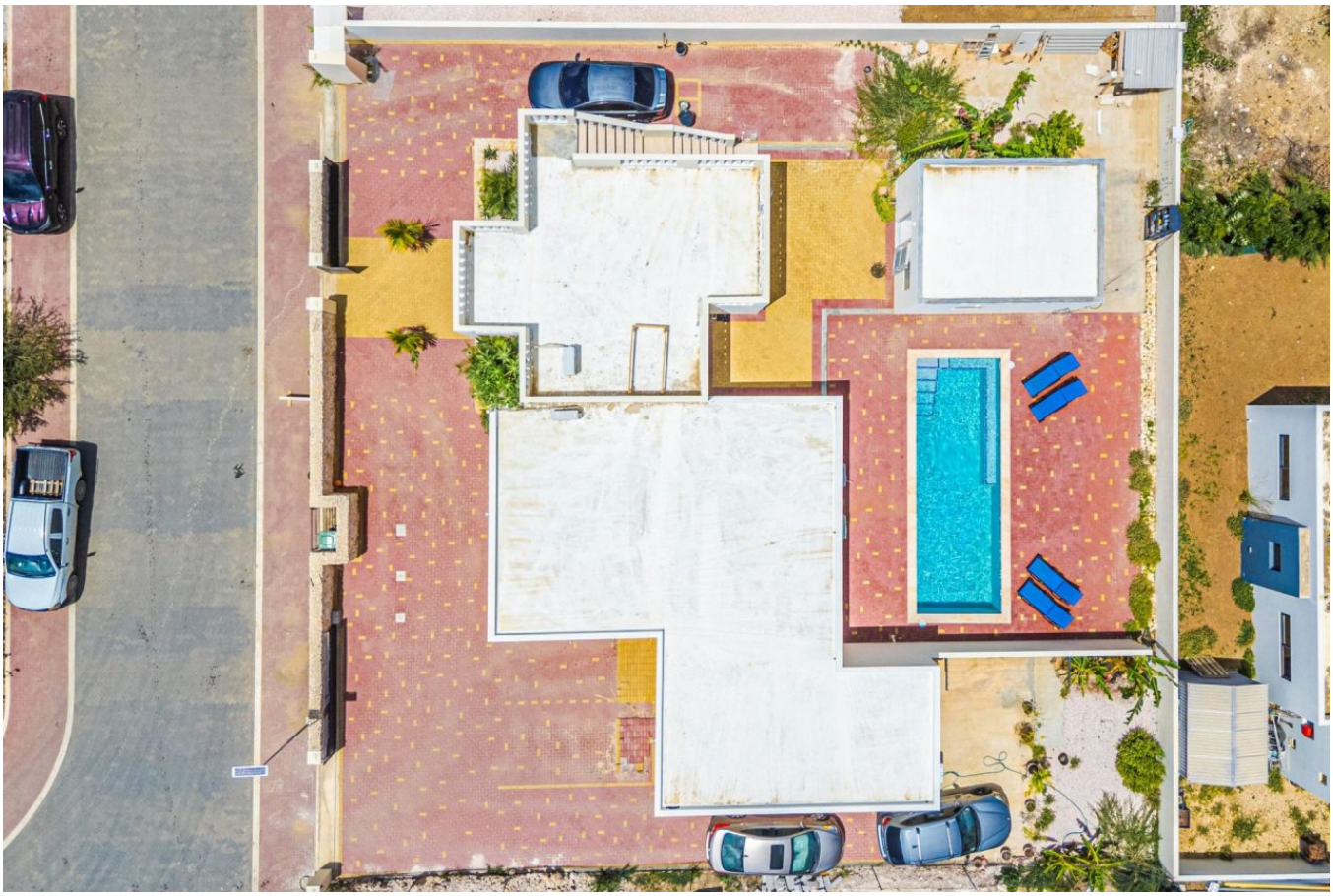

Interested in this property?

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

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