FOR SALE

Kaya Ammerzoden 4 - home with two spacious terraces

Kaya Ammerzoden 4, Hato

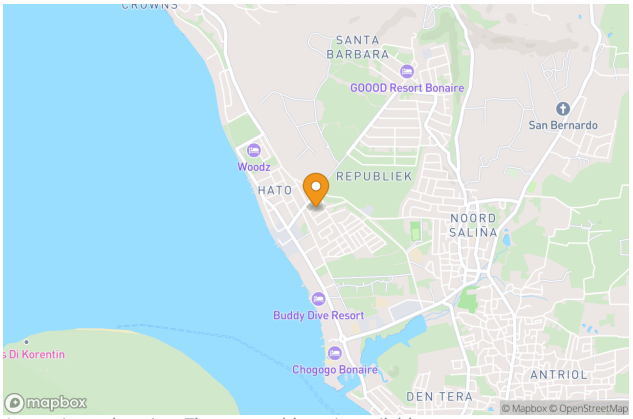
US$ 570,000

Fixed price, including inventory · Buyers costs

3 bedrooms	2.5 bathrooms	190 m²	703 m²	Home

Specifications

Neighbourhood	Hato
Address	Kaya Ammerzoden 4
Land	Freehold
Bedrooms	3
Bathrooms	2.5
Total living area	190 m²
Total ground area	703 m²
Year built	2024
Maintenance status	goed



Approximate location. The exact address is available on request.

Highlights

- Two terraces directly accessible from living room
- Solar panels with inverter
- Fiber internet connection
- Elevated living room with large windows
- Air conditioning in living and kitchen
- 110 and 220 volt

Description

Located in the popular and peaceful residential area of Hato on Bonaire, this modern new-build home at Kaya Ammerzoden 4 is now available for sale. Recently completed, the property offers contemporary architecture combined with comfort and a practical layout, making it an ideal choice for families or as an investment. The ground floor features three spacious bedrooms and two well-appointed bathrooms, designed to provide both privacy and convenience. Upstairs, you'll find a bright and airy living room with an open-concept kitchen. Thanks to its elevated position and large windows, the space enjoys abundant natural light and a pleasant, breezy atmosphere.

From the living room, you have direct access to two generous terraces, perfect for relaxing, entertaining guests, or simply enjoying the view and the refreshing trade winds. The home is conveniently located close to the center of Kralendijk, beaches, and various amenities, offering an excellent balance between tranquility and accessibility. This brand-new home is move-in ready and offers everything you need for comfortable, stylish, and sustainable living on Bonaire.

Layout

On the ground floor, the home has three bedrooms and two bathrooms. An open stairway leads to the upper floor.

Upstairs, the living room connects with the open-concept kitchen and has large windows. The living room opens directly onto two terraces, including an adjoining covered porch.

Technical specifications

- 110 and 220 volt,
- air conditioning in all bedrooms,
- air conditioning in the living and kitchen,
- fiber internet connection,
- solar panels and inverter.

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-2707.

Extract from Ruimtelijk Ontwikkelingsplan Bonaire (zoning plan)

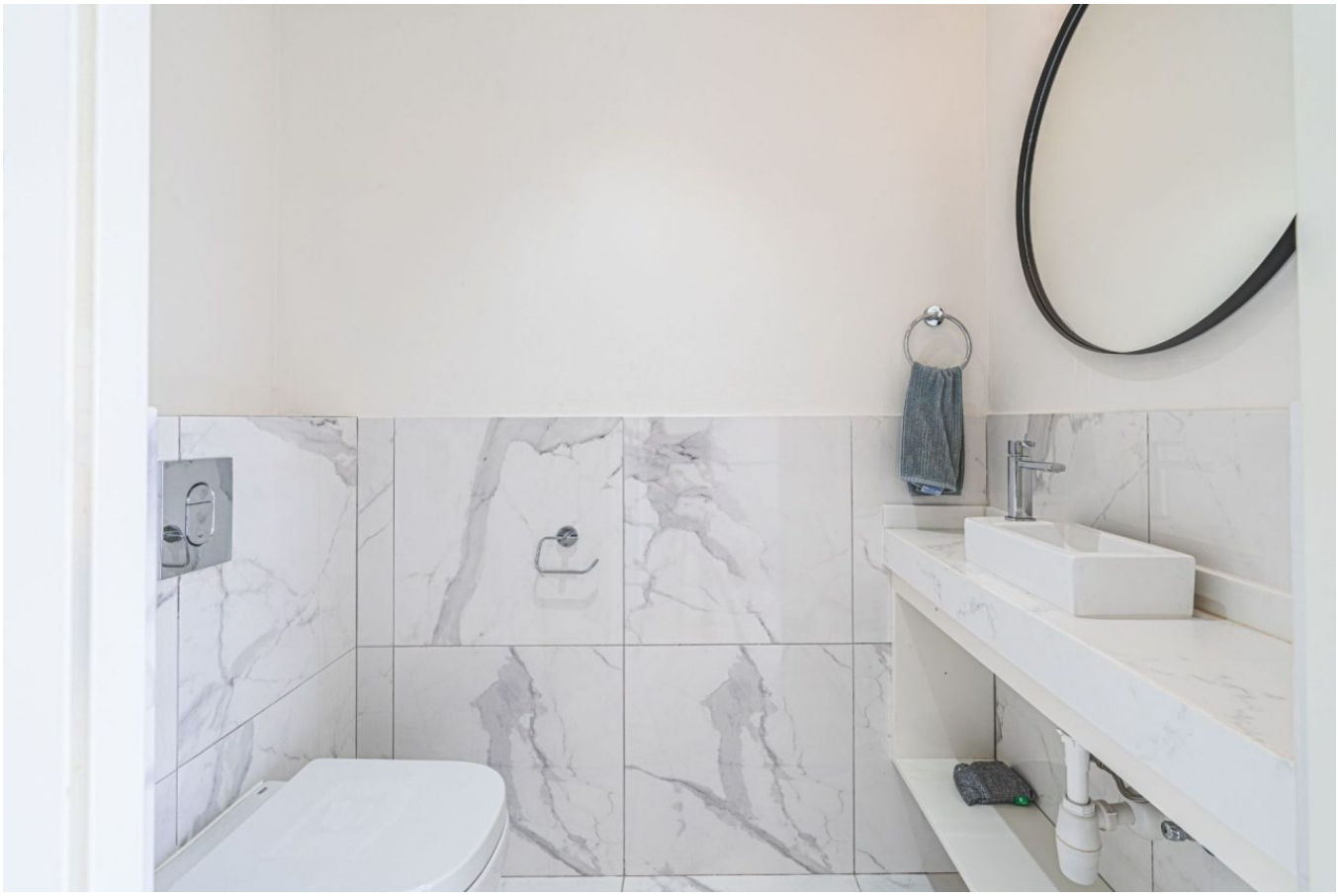
Link to zoning plan map with marker: **Map**
Link to zoning description: **Zoning " Woongebied II"**

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



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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