



FOR SALE

Kaya Ammerzoden 4 - Modern new-build home with 3 bedrooms in the Hato neighborhood

Kaya Ammerzoden 4, Hato

US\$ 570,000

Fixed price, including inventory · Buyers costs



3 bedrooms

2 bathrooms

190 m²

703 m²

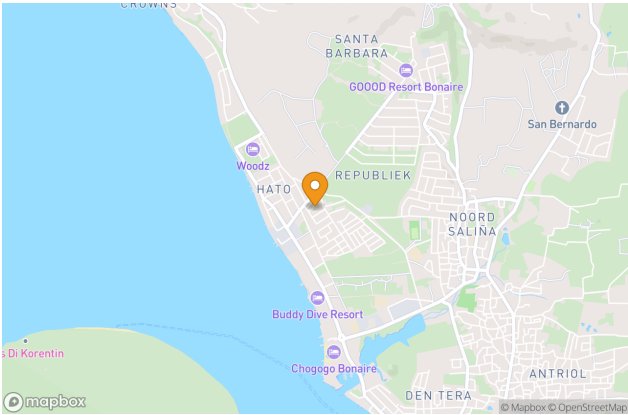
House

Specifications

Neighbourhood	Hato
Address	Kaya Ammerzoden 4
Land	Freehold
Bedrooms	3
Bathrooms	2
Total living area	190 m2
Total ground area	703 m2
Year built	2024
Maintenance status	goed

Features

Air conditioning
Parking
New construction



Approximate location. The exact address is available on request.



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.

For more information or to schedule a viewing, please feel free to contact us.

- beautiful location in the popular Hato neighborhood,
- living room with an adjoining covered porch,
- tiles floors throughout the house and covered terrace,
- aluminium window frames.

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

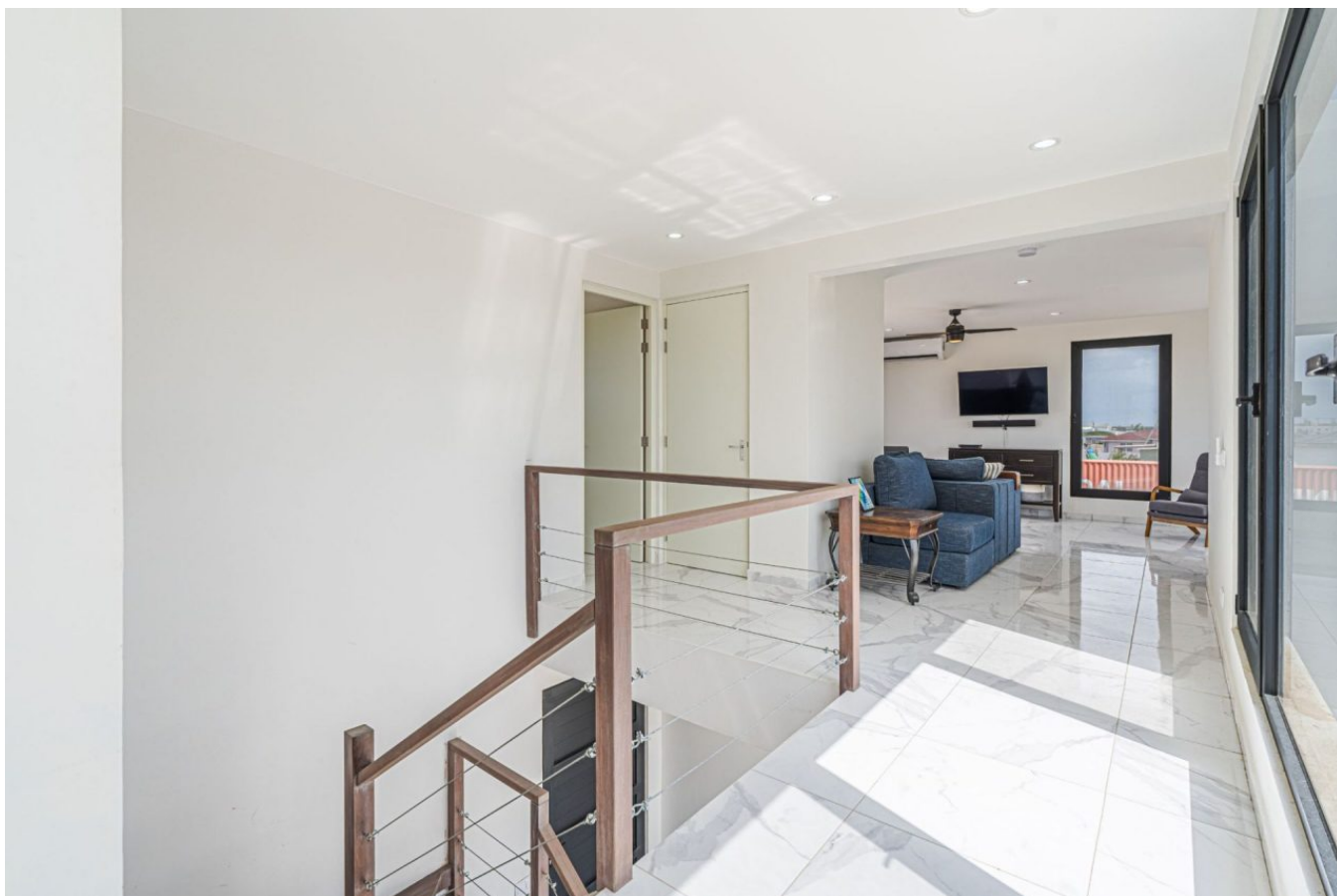
Ground tax (annually): 0.345% of the value (1st residence), or Property tax (annually): 0.91% of the value (2nd residence).

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.

Sunbelt Realty Bonaire

Kaya Grandi 41, Kralendijk, Bonaire

+599 717 6560 · info@sunbeltbonaire.com