

FOR SALE

Kaya Watervillas 98 A11 - Stylish apartment with beautiful views of the pool and marina

Kaya Watervillas 98 A11, Kralendijk

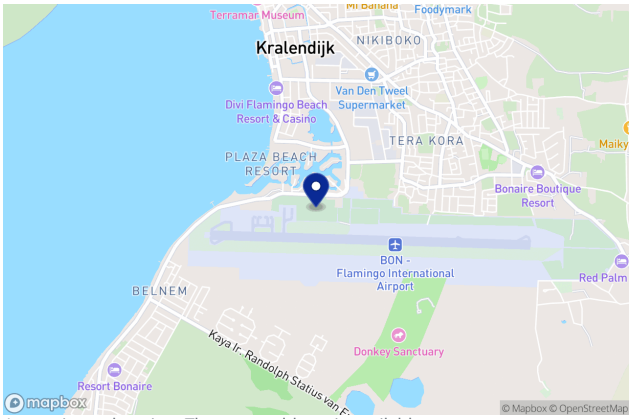
US$ 415,000
Asking price, including inventory
Buyers Costs



1 bedroom | 1 bathroom | 63 m² | Condo

Specifications

Neighbourhood	Kralendijk
Address	Kaya Watervillas 98 A11
Land	Leasehold, until 1 October 2067
Bedrooms	1
Bathrooms	1
Total living area	63 m²
Year built	2023
Maintenance status	good



Approximate location. The exact address is available on request.



Highlights

- Second and top floor apartment
- Covered terrace with pool and marina views
- Modern kitchen with built-in appliances
- Private parking space
- Private storage with watersports rinsing facility
- Elevator access to the apartment
- Suitable for vacation rentals

Description

Located at Kaya Watervillas 98-11, this stylish apartment is situated on the second and top floor of a small-scale apartment complex consisting of just 12 luxury apartments, situated in a highly central location. The apartment combines a modern finish with comfortable living and an attractive location near the marina. Upon entering, you are welcomed into the cozy and bright living room, equipped with air conditioning and a ceiling fan. Thanks to its open-plan layout, the living room flows seamlessly into the kitchen. The modern kitchen is fully equipped and features various built-in appliances, making it ready for immediate use. From the living room, you have access to the spacious covered terrace, which offers plenty of room to relax or enjoy outdoor dining. Both the kitchen and the terrace feature extra-high ceilings. From the terrace, you can enjoy beautiful views of the communal swimming pool and the marina.

The apartment features 1 comfortable bedroom, equipped with air conditioning, a ceiling fan, and a spacious built-in wardrobe. In addition, there is a neat bathroom, a practical indoor storage room, and a private parking space. The apartment complex was designed by AG Architects and stands out for its fresh colors and distinctive, recognizable design. The communal facilities make the property even more attractive. The complex features a beautiful communal swimming pool with a sun terrace and outdoor shower, surrounded by a tropical garden. A wonderful place to relax and enjoy Bonaire’s pleasant climate.

In addition, each apartment has access to a separate private storage room near the swimming pool, equipped with a rinsing facility for diving and other water sports equipment. The building also features an elevator, making both the first and second floors easily and comfortably accessible. Thanks to the combination of its modern appearance, covered terrace, excellent communal facilities, and favorable zoning, this apartment is perfectly suitable for both permanent residence and recreational use. This makes it not only a wonderful place to live, but also ideal as a vacation home on Bonaire. An attractive and complete apartment for those looking to live or stay comfortably in a beautiful location with a swimming pool and views towards the marina

Layout

Entrance is via the stairwell, with access by stairs or elevator. The living room has an open layout with the modern kitchen, which is equipped with built-in appliances. An indoor storage room and bathroom are also located inside the apartment.

The bedroom is reached from the living area. Sliding doors in the living room open onto the covered terrace, which overlooks the communal swimming pool and has partial views of the marina. A separate private storage room is located near the communal swimming pool.

Technical specifications

- 220V,
- air conditioning in the living room and bedroom,
- ceiling fans in the living room, bedroom, and covered terrace,
- hot water boiler.

Ownership and zoning

Registered at the Land Registry Office Kadaster, number 4-G-4166A11. Long lease until October 1st, 2067.

Extract from Ruimtelijk Ontwikkelingsplan Bonaire (zoning plan)

Link to zoning plan map with marker: **Map**
Link to zoning description: **Bestemming "Recreatie-Verblijfsrecreatie"**
Link to zoning description: **Bestemming "Luchtvaartverkeerszone"**

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): approx. 1.5% notary costs and costs of Land Registry at the office of Kadaster depending on purchase price.

This apartment has a 1/12 share in the Home Owners Association (HOA) Watervillas Apartments A17. Please contact us in case you wish to receive further information about this HOA. Monthly HOA fee USD 450,- including internet.

Photographs



























Plattegrond

Lay-out



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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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