Sunbelt Realty



FOR SALE

Seru Blenchi 40

Seru Blenchi · Bonaire

Three interior concepts and optional upgrades, including a carport, external storage room, or swimming pool, allow...

US$ 595,500

Fixed price
Exempt from transfer tax - only 1.5% buyer's costs

- 3 bedrooms
- 2.5 bathrooms
- 166 m² living
- 681 m² plot
- Home

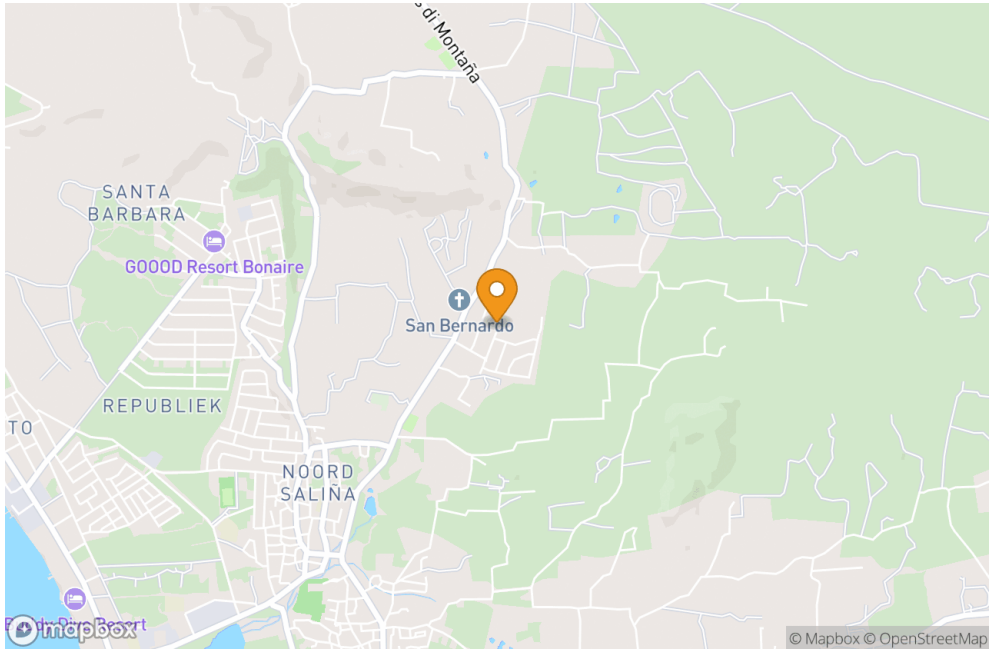
THE HIGHLIGHTS

What makes it special

- Detached new-build home on the outer edge of Seru Blenchi
- Fully enclosed garden with traditional Bonairian front wall
- Three bedrooms, two bathrooms and a guest toilet
- Modern kitchen, finished floors and air conditioning in the bedrooms
- Choice of three interior finishing styles
- Private swimming pool, carport and external storage room available as optional extras

The location

Seru Blenchi · Bonaire



Approximate location. The exact address is available on request.

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THE HOME

Seru Blenchi 40 - Detached new-build home on the outer edge of a residential development

Located along the outer edge of the Seru Blenchi development, this detached new-build home offers 166 m² of living space on 681 m² of freehold land. The home features three bedrooms, two bathrooms, a guest toilet and a fully enclosed garden.

The standard delivery includes a modern kitchen, finished floors and walls, hot water and air conditioning in the bedrooms. Three interior finishing styles are available: Beach look, Hout look Long Island and Cosmopolitan look.

The plot will be delivered levelled and fully enclosed, with a traditional Bonairian wall along the front boundary and natural boundary fencing along the sides. The garden can be landscaped to personal preference. A private swimming pool with sun terrace, carport, external storage room and air conditioning in the living room are available as optional extras and are not included in the standard delivery.

The home at a glance

Neighbourhood	Seru Blenchi
Address	Seru Blenchi 40
Land	Freehold
Bedrooms	3
Bathrooms	2.5
Total living area	166 m²
Total ground area	681 m²
Maintenance status	Nieuwbouw

Seru Blenchi is a new-build development by Roosdom Tijhuis Bonaire, designed by EVE Architecten. The development is located next to Bona Bista and Pure36. The plot has a Woongebied I zoning designation, allowing rentals for periods longer than three months. The water and electrical installations will undergo WEB inspection. An optional furniture and inventory package is available through Wire Interiors Bonaire. View the online moodboard.

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GOOD TO KNOW

The practical details

Layout

The detached home provides 166 m² of indoor space, with the living space and modern kitchen forming the central areas of the home. The kitchen is delivered complete, while the walls are smoothly plastered and painted and the floors are finished.

There are three bedrooms and 2.5 contemporary bathrooms. Each bedroom comes standard with air conditioning, and air conditioning can optionally be installed in the living room.

Outside, the home has a leveled and fully fenced garden on a 681 m² plot. The front is enclosed by a traditional Bonairean wall, with natural fencing along the sides, leaving space to shape the landscaping. Optional additions include a carport, external storage room, or swimming pool.

Technical specifications

- Construction method: solid prefab aerated concrete structure, suited to the Caribbean climate; extensions such as storage and carport/garage in concrete block.
- Roofing: pitched roofs with durable corrugated sheets in roof-tile profile (anthracite grey) and flat roofs with high-quality roofing.
- Floors: cement screed in a modern grey tone on the ground floor, ceramic tiles on the upper floor, and a finished concrete floor in the storage room.
- Facades: smoothly plastered and painted in carefully selected natural colors, harmonizing with the Bonairean surroundings.
- Frames and doors: aluminum profiles, powder-coated in grey tones, fitted with sun-reflective glass and insect screens on tilt-and-turn windows.
- Interiorconcept: choice of three concepts: Beach look, Long Island Wood look and Cosmopolitan look.
- Garden and fencing: garden leveled and fully enclosed with a traditional Bonairean wall at the front and natural fencing along the sides.

Disclaimer:

1. *This project is still under development. The information and images (including the site plan) are indicative and no rights can be derived from them.*
2. *The living area measurement is based on the net indoor space plus covered outdoor areas, such as, where applicable, a veranda, covered terrace, or external storage room. Not included are a wooden iroko carport and/or an uncovered sun terrace around the pool.*

GOOD TO KNOW

The practical details

Ownership and zoning

This villa is designated for residential use. Within the home, you are allowed to practice a profession or run a small business, provided this remains subordinate to the primary residential function. A maximum of 30% of the home or 50 m² (whichever is less) may be used for this purpose.
Rental is permitted, provided the rental period is longer than 3 months.

- Link to zoning map with marking: Zoning map
- Link to zoning description: Designation "Residential I" (only available in Dutch)

Costs and conditions

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

Including a share in the joint access road.

My notes

Ideas, questions and impressions from your viewing.

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THE PHOTO GALLERY

Outdoor living & surroundings


Construction site aerial view

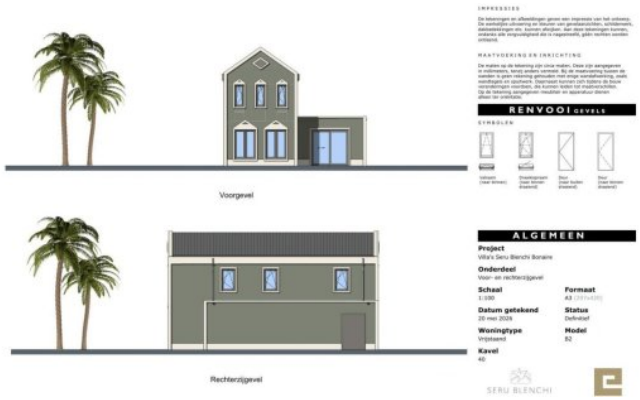

Stone wall

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THE PHOTO GALLERY

Photographs







Beach look – Bonaire Whiptail



Hout look Long Island – Geelvleugel Amazone



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THE PHOTO GALLERY

Photographs









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THE PHOTO GALLERY

Floor plan



Ground floor



Floor plan

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SEE IT FOR YOURSELF

Experience it for yourself

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

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View the property online

sunbeltbonaire.com/en/for-sale/seru-blenchi-40-detached-new-build-home-on-the-outer-edge-of-a-residential-development

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