Sunbelt Realty



FOR SALE

Seru Blenchi 41

Seru Blenchi · Bonaire

This new-build home in Seru Blenchi can be shaped around your preferences, with three interior concepts and optional...

US$ 591,000

Fixed price
exempt from transfer tax — only 1.5% buyer's costs

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

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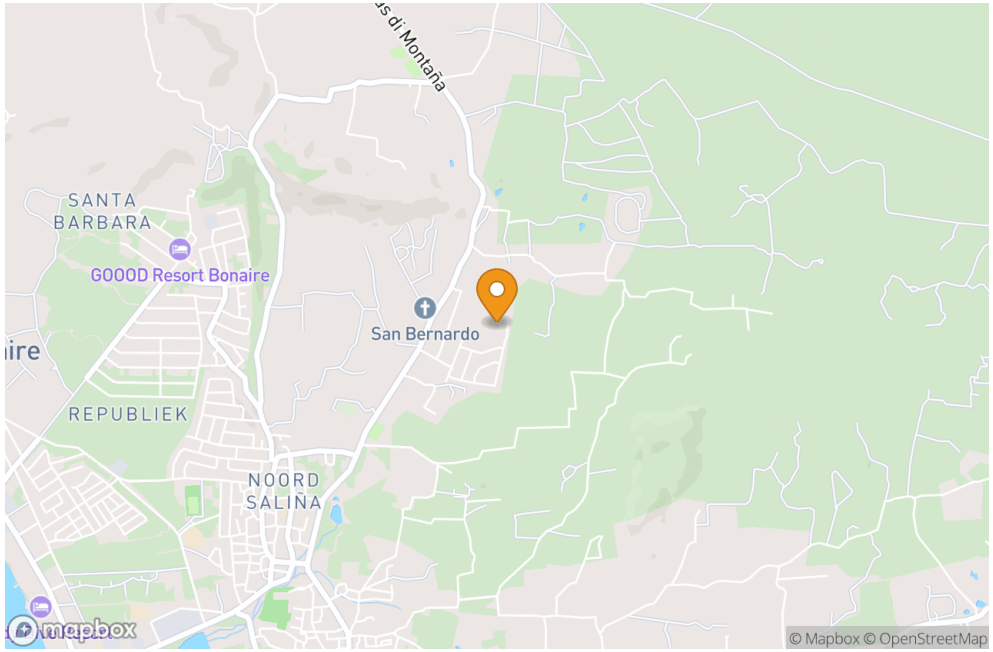
THE HIGHLIGHTS

What makes it special

- Detached new-build home on 786 m² of freehold land
- Fully enclosed plot with traditional Bonairian front wall
- Located along the outer edge of a residential development
- Three bedrooms, two bathrooms and a guest toilet
- Modern kitchen and 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 41 - Detached new-build home on an enclosed 786 m² plot

Located along the outer edge of the Seru Blenchi residential development, this detached new-build home of 166 m² will be built on a 786 m² freehold plot. The plot will be delivered fully enclosed, with space for a personalised garden layout and the option to add a private swimming pool.

The home features three bedrooms, two bathrooms and a guest toilet. 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, 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, 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 41
Land	Freehold
Bedrooms	3
Bathrooms	2.5
Total living area	166 m²
Total ground area	786 m²
Maintenance status	Nieuwbouw

Seru Blenchi is developed by Roosdom Tijhuis Bonaire and designed by EVE Architecten. 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 new-construction home has 166 m² of indoor area and is set on a 786 m² plot in Seru Blenchi, Bonaire. Inside, the home includes a living room, a kitchen, 3 bedrooms, and 2 bathrooms.

All 3 bedrooms come with air conditioning. Air conditioning can optionally be installed in the living room. The garden is leveled and fully enclosed, with a traditional Bonairean wall at the front and natural fencing along the sides, leaving space for landscaping according to your preferences.

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 m^2 (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

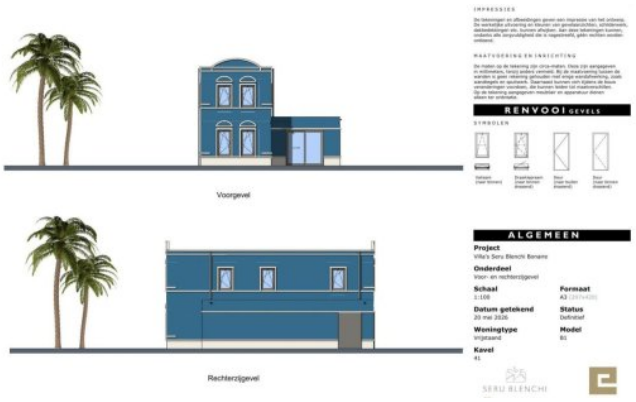

Construction site from above


Stone wall

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





First floor

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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-41-detached-new-build-home-on-an-enclosed-786-m2-plot

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