



FOR SALE

Watervillas Bahia 14 - Exclusive waterfront villa with private pool, boat, and dry dock

Watervillas Bahia 14, Kralendijk

US\$ 780,000

Asking price, including boat and dry dock · Buyers Costs



🛏 2 bedrooms

🛀 2 bathrooms

🏠 160 m2

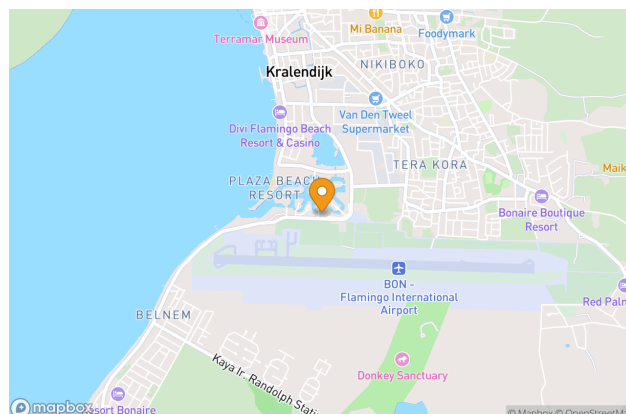
🏠 House

Specifications

Neighbourhood	Kralendijk
Address	Watervillas Bahia 14
Land	Leasehold
Bedrooms	2
Bathrooms	2
Total living area	160 m2
Year built	2011
Maintenance status	goed

Features

Swimming pool
Air conditioning
Garage
Waterfront
Holiday rentals allowed



Approximate location. The exact address is available on request.



Description

Dreaming of living in a beautiful waterfront location, with luxury, tranquility and a permanent holiday feeling? This charming semi-detached villa offers the perfect combination of comfort, space and tropical outdoor living. The villa is spread over two levels. On the ground floor you will find a spacious and bright living room with an open kitchen and a separate seating area, where indoor and outdoor living blend seamlessly together. In addition, this floor also features a separate guest toilet, as well as an internal storage room. Large windows and sliding doors provide abundant natural light and offer beautiful views of the tropical garden and the water.

On the first floor there are two spacious bedrooms, each with its own en-suite bathroom and private balcony. One balcony offers stunning views over the water, while the other overlooks the surrounding homes and the quiet residential area. The outdoor space is a true eye-catcher. Around the concrete private swimming pool (Magnapool with Aquabright coating), you will find an inviting tropical setting with several seating and lounge areas, in a sunny, wind-facing backyard. Here, you can fully enjoy the sunny climate, long evenings outdoors and the ultimate holiday feeling in your own backyard. The property is directly located on the water and features a private dock including a boat and dry dock, allowing you to set out onto the water straight from your backyard. Additionally, the villa is ideal for both short-term and long-term rental opportunities.

- semi-detached villa in a beautiful waterfront location,
- spacious and bright living room with open kitchen,
- tropical garden with a private pool (Magnapool with Aquabright coating) and several lounge areas,
- inventory optional at additional cost,
- wooden roof construction with ceramic roof tiles,
- ceramic floor tiles throughout the house and terrace, combined with natural stone on parts of the terrace,
- aluminium window frames throughout the house.

Layout

Entrance is via a gated access to the front door, leading to the hall, a separate guest toilet, an internal storage room and the living room. The living room has an open kitchen, a separate seating area and sliding doors opening onto the terrace, tropical garden and water.

On the first floor, the landing provides access to 2 bedrooms. Each bedroom has its own en-suite bathroom and private balcony. One balcony overlooks the water, while the other overlooks the surrounding homes and quiet residential area. Bedroom 2 also has a walk-in closet.

Outside, the terrace opens onto a tropical garden with a concrete private swimming pool and several seating and lounge areas. The property is directly on the water and includes a private dock with a boat and dry dock.

Technical specifications

- 110 & 220 Volt,
- air conditioning in living room and both bedrooms,
- ceiling fan in living room,
- glass fiber connection.

Ownership and zoning

Registered at the Land Registry Office Kadaster, number 4-G-2985A14. 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 [Zoning "Recreatie-Verblijfsrecreatie"](#)

In December 2012, Watervillas Bahia was given the ancillary designation of 'permanent residence' by the executive board of Openbaar Lichaam Bonaire.

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% sales tax, approx. 1,5% notary costs of Land Registry at the office of Kadaster depending on purchase price.

This villa is subject to a Home Owners Association (HOA). HOA fee incl. exterior paint fund; approx. US\$ 209,- per month. Please contact us in case you wish to receive further information about this HOA.

Photographs



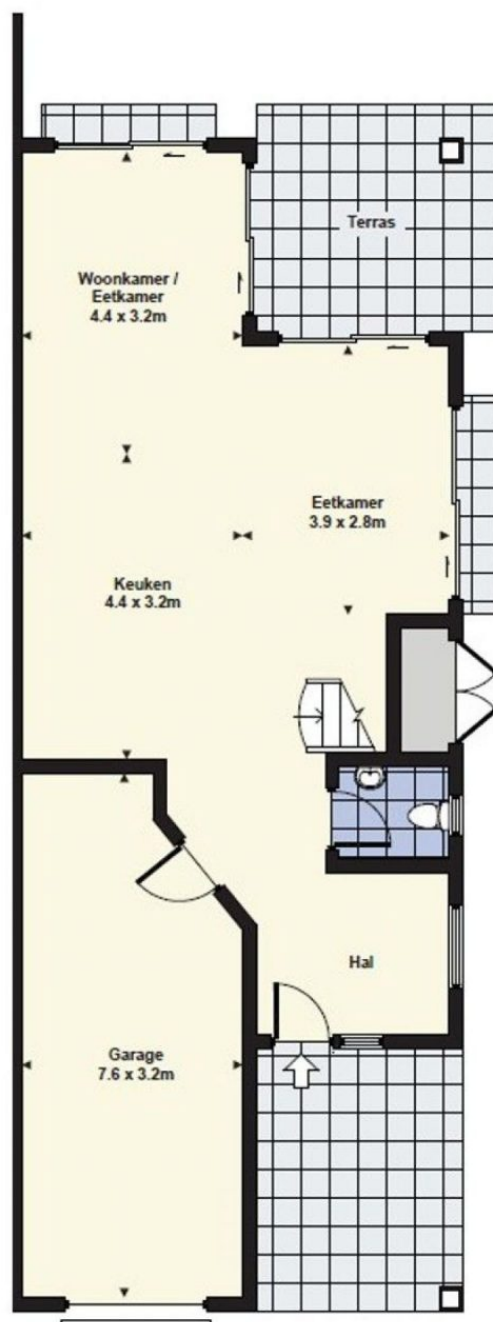


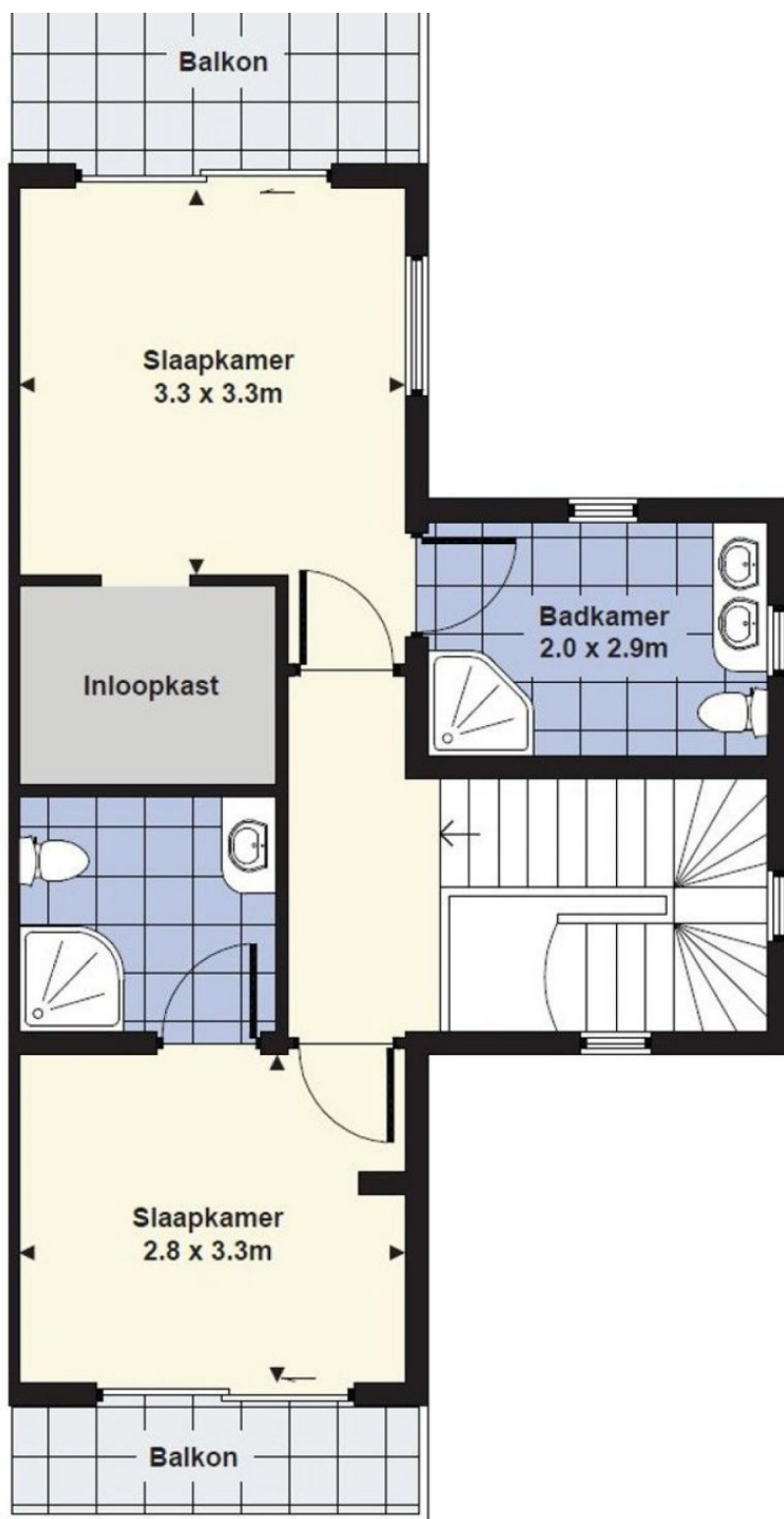












Interested in this property?

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

Sunbelt Realty Bonaire

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