



Bona Bista A13, Bona Bista

US\$ 789,000 Asking price

Buyers Costs

Bona Bista - 3,283 / 305 sq.ft./m2 - 5 Bedrooms - 4.5 Baths - Swimming Pool

Real Estate information

Neighborhood	Bona Bista
Address	Bona Bista A13
Freehold Land	
Bedrooms	5
Bathrooms	4.5
Air Conditioning in the kitchen	
Swimming Pool	
Guesthouse	
Air Conditioning in bedrooms	
Air Conditioning in living room	
Total living area	3,283 / 305 sq.ft./m2
Total ground area	6,889 / 640 sq.ft./m2
Construction date	2014
Maintenance status	good



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.

Registered at the Land Registry Office Kadaster as division 4, section B, number 260.



Features

Located in the popular residential area of Bona Bista you will find this beautiful villa. During the construction process of this neighborhood, peace, quality and sustainability were of paramount importance and that is something that can be seen. The roads and sidewalks are of high quality and there is fiber optic internet connection. In the immediate vicinity of Bona Bista you will find beautiful hiking and mountain bike trails, where you can enjoy the beautiful surroundings even more.

This spacious home offers a wealth of space, divided over two full-fledged living floors. Thanks to the clever layout, the home can easily be divided into two independent living units, which is ideal for your guests or the possibility of long-term rental. The spacious living room with open kitchen forms the heart of the home and offers a pleasant, bright living space. Adjacent is a utility room and there are 3 bedrooms and 2 bathrooms. One of the bedrooms is currently used as an office space, with its own entrance at the front, perfect for working from home or business purposes.

The upper floor is also a full-fledged living space with a spacious living room and open kitchen. In addition, this floor has 3 bedrooms, 2 bathrooms and a separate toilet. The garden is surrounded by beautiful trees and plants, with a spacious covered area, where you can relax in peace and enjoy the tropical surroundings. In addition, the home has a cooling swimming pool and an attractive palapa with outdoor kitchen, perfect for cozy evenings with family and friends.

- located in the popular and quiet residential area of Bona Bista,
- good rental possibilities of the top floor with private entrance,
- home office space with private entrance,
- private pool with sun terrace, and palapa with outdoor kitchen,
- insulated wooden frame construction (Rolwers Germany),
- wooden roof construction with ceramic roof tiles,
- concrete floors throughout the house with ceramic floor tiles in the bathrooms,
- aluminum frames with partly glass shutters and partly fixed glass as well as mosquito netting,
- good accessibility, only 7 minutes by car to the center of Kralendijk.

The house is subject to a Homeowners Association (HOA). The annual fee is \$685. Please contact us in case you wish to receive further information about this HOA.



Lay out

On the ground floor the entrance at the front of the house with separate access to the (office)space, upon entering a hall with guest toilet and 1 bedroom with bathroom and separate toilet. The open kitchen with adjoining living room with patio doors to the covered porch. Bedroom 2 with ensuite bathroom located at the back of the house. Utility room accessible through the open kitchen.

From the utility room and from outside access to hall with stairs to the upper floor. The stairs lead to the living room with open kitchen. Adjacent to the living room 3 bedrooms. Bedroom 1 at the back of the house with ensuite bathroom and separate toilet. 2 bedrooms at the front of the house with shared bathroom and separate toilet.

Technical specifications

- 220 volts,
- air conditioning in all bedrooms, kitchen and living room,
- ceiling fans in all bedrooms and living room,
- swimming pool pump and filter system magnapool.

Living area is based on net indoor space plus covered outdoor space.

Zoning plan

In addition to the zoning plan, additional regulations apply to this location. Ask us for more information.

Extract from Ruimtelijk Ontwikkelingsplan Bonaire (zoning plan)

Link to zoning plan map with marker: [Map](#)

Link to zoning description: [Zoning "Woongebied - I"](#)



