



**J.A. Abraham Boulevard 82 - Caribbean Court C326,  
Kralendijk**

**US\$ 199,500 Asking price, including inventory**

**SOLD**

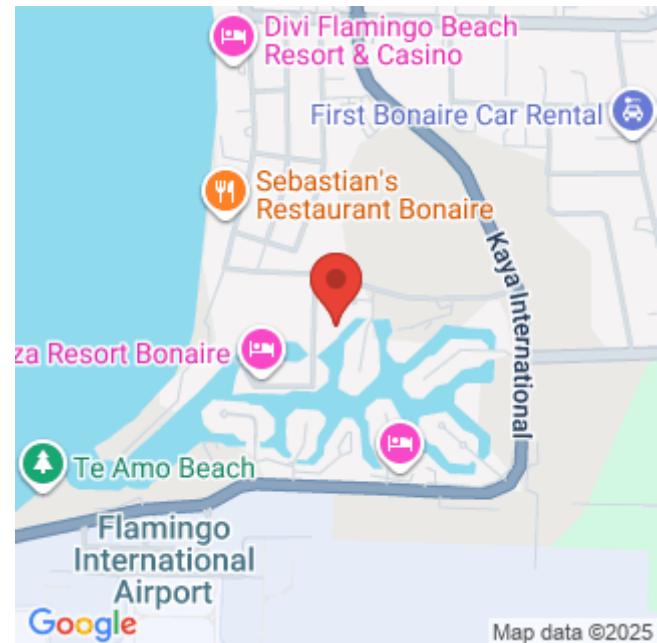
Buyers Costs

Kralendijk - 431 / 40 sq.ft./m<sup>2</sup> - 1 Bedrooms - 1 Baths - Swimming Pool



## Real Estate information

|                         |   |
|-------------------------|---|
| Neighborhood            | Kralendijk  |
| Address                 | J.A. Abraham Boulevard 82<br>- Caribbean Court C326 |
| Long Lease Land         |   |
| Bedrooms                | 1   |
| Bathrooms               | 1   |
| Holiday Rentals allowed |   |
| Parking                 |   |
| Swimming Pool           |   |
| Sundeck                 |   |
| Total living area       | 431 / 40 sq.ft./m2                                  |
| 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% closing tax, approx. 2% notary costs and costs of Land Registry at the office of Kadaster depending on purchase price.

Registered at the Land Registry Office Kadaster, number 4-F-1083A26, long lease expiring June 12th, 2050.



## Features

Located on the top floor of the third building at Caribbean Court, this charming studio offers pleasant views over the surrounding area and part of the island. The complex features a shared swimming pool with a spacious sun terrace. In addition, both the Caribbean Sea and the center of Kralendijk are within easy walking distance.

- Studio with high ceiling and mezzanine (sleeping area),
- Shared swimming pool with sun terrace,
- Closeby the Caribbean Sea and the center of Kralendijk,
- Dive school located within the Caribbean Court complex,
- Suitable for rentals,
- Parking available directly at the building,
- Ceramic tile flooring throughout the apartment,
- Aluminum sliding doors with glass,
- Uncovered balcony.

This condo is subject to a Home Owners Association (HOA). HOA fee: US\$ 1667.22 per year. (incl. insurance, pool & garden maintenance, maintenance building, long lease fees, cleaning communal areas). Please contact us in case you wish to receive further information about this HOA.



## Lay out

Communal stairwell to hall leading to entrance of studio. Living/dining room with open concept kitchen, stairs leading to loft floor with bedroom, bathroom, sliding doors to balcony with views. The studio comes furnished.

## Technical specifications

- 110 and 220 Volts,
- Split unit air conditioning in studio,
- Electric water heater.

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

## Zoning plan

Extract from Ruimtelijk Ontwikkelingsplan Bonaire (zoning plan)

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

Link to zoning description: [Zoning "Recreation"](#)







