



## **Courtyard Village I-3, Kralendijk**

**US\$ 249,500 Asking price, including inventory**

**SALE PENDING**

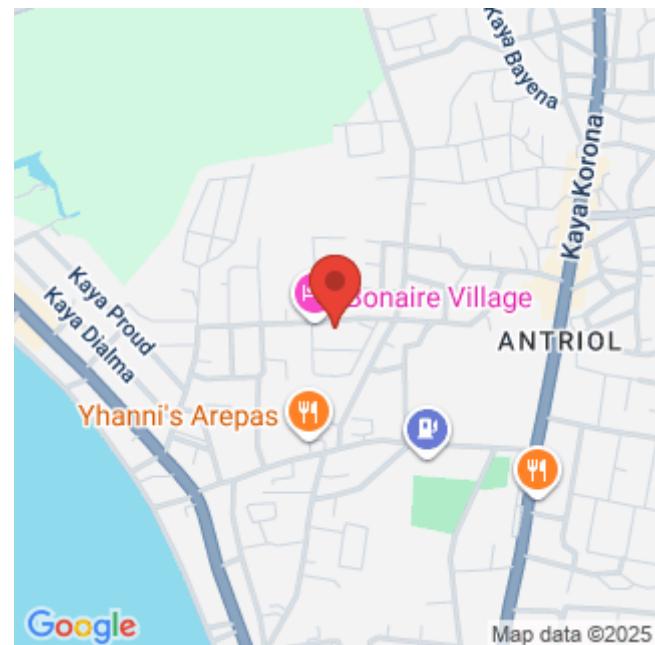
Buyers Costs

Kralendijk - 700 / 65 sq.ft./m<sup>2</sup> - 1 Bedrooms - 1 Baths - Swimming Pool

## Real Estate information

Neighborhood	Kralendijk
Address	Courtyard Village I-3
Freehold Land	
Bedrooms	1
Bathrooms	1
Holiday Rentals allowed	
Parking	
Swimming Pool	
Air Conditioning in bedrooms	

Fully Furnished	
Total living area	700 / 65 sq.ft./m <sup>2</sup>
Construction date	2019
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. 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-D-3066A1



## Features

Looking for a great condo with nice cross breezes, views over the lush tropical garden & shared pool? Courtyard Village I-3 offers the best you can get, located on the ground floor of the I-building with great views over parc and perfectly positioned to catch cross breezes. Furnished and turn key condo where you can reside (with approval from HOA) or rent out, according to your personal preference. Located within the walled & secure Courtyard Village, you and your guests can enjoy Bonaire without any worries. The shared pool has two sections, a spacious sun terrace and a shaded lounge area with chairs. What else can you wish for?

- Wide covered terraces with great cross breezes,
- Tropical landscaping and ample parking,
- Shared pool, sun terrace and shaded lounge area,
- Secure in the walled Courtyard Village,
- Great rental possibilities,
- 2 minutes to the center of Kralendijk,
- 600 linear yards from the Caribbean Sea & less than 500 yards from town,
- Porcellanato tiles through the entire condo,
- Aluminum window frames with glass panels and shutters/mosquito screens.

This condo is subject to a Home Owners Association (HOA). HOA fee: US\$ 504,48 per quarter (incl. insurance, maintenance and management fees). Please contact us in case you wish to receive further information about this HOA.



## Lay out

Entrance using the wide covered, breezy porch into living room with open concept kitchen and with access to the bedroom (built-in closet) with private bathroom.

## Technical specifications

- 110 and 220 Volts,
- Split unit air conditioning in bedroom,
- Ceiling fan in living room,
- Solar powered water heater,
- Cable television, WiFi and phone connection,
- Parking on site.

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 "Mixed I"](#)

