



Delfins Villa 17, Punt Vierkant

US\$ 1,310,000 Asking price, including inventory SALE PENDING

Buyers costs

Punt Vierkant - 4 Bedrooms - 5 Baths - Swimming Pool

Real Estate information

Neighborhood	Punt Vierkant
Address	Delfins Villa 17
Freehold Land	
Bedrooms	4
Bathrooms	5
Holiday Rentals allowed	
Parking	
Swimming Pool	
Dive Gear Storage	
Air Conditioning in bedrooms	
Air Conditioning in living room	
Total ground area	5,414 / 503 sq.ft./m2
Construction date	2023
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% sales tax, approx. 1.5% notary costs and costs of Land Registry at the office of Kadaster depending on purchase price.



Registered with the Land Registration office (Kadaster) with number 4-H-801.



Features

Discover this exclusive and spacious villa, part of the second luxurious phase of the prestigious Delfins Beach Resort. Villa 17 features an elegant design with natural materials and warm earthy tones, creating a sense of tranquility, comfort, and luxury that harmonizes perfectly with the tropical surroundings. The sandy beach and pool are approximately 150 meters away. The resort is renowned for its stylish appearance, private beach, and lush tropical landscaping with palm trees and exotic plants. The thoughtful design allows the cooling trade winds to flow freely throughout the villa. All shuttered windows are equipped with mosquito screens for a comfortable indoor climate. Villa 17 offers four spacious bedrooms, accommodating families or groups of up to eight people, with air conditioning in both the bedrooms and living areas. Solar panels on the roof provide environmentally friendly energy. The carport offers space for a family car, and the large storage room is ideal for personal belongings. The villa is part of the resort's rental pool, where costs and revenues are shared among participating owners. Private use is unlimited; during personal stays, the owner simply does not share in the costs or income. A unique opportunity for those seeking luxury, comfort, and return on investment in a highly desirable Bonaire location!

The Resort

'Luxury Defined by Nature' is the motto of Delfins Beach Resort. A luxurious appearance, a sandy beach with an unprecedented number of tropical plants and palm trees, two restaurants, a beach bar, recreational swimming pool, fitness centre, 25-meter (sports) swimming pool, diving school and the Caribbean sea on your doorstep make that this resort has everything you wish to have during your holiday. The resort is located on only a ten minute drive to the city center of Kralendijk and 5 minutes to Flamingo Airport.

*Annual resort fee; US\$ 4000 including phone/internet connection and usage of Delfins Beach Resort. There is no further Home Owners Association in place. The parcels will be encumbered with easements and rental brokerage agreement are available on request.



Lay out

Ground floor: Entrance to the hall, bedroom 1 with ensuite bathroom, guest toilet, staircase cupboard with washing machine connection, spacious living room with open kitchen and cooking island. From the living room there is access to the covered terrace.

Fixed concrete staircase to the first floor. Bedroom 2 with ensuite bathroom (and toilet), guest toilet, and bedrooms 3 and 4, both with ensuite bathroom.

Outside there is also a separate storage room (owners storage cupboard) of approx. 5 m2 accessible from the street, at the height of the carport. Perfect to use as owners storage space during holiday rental activities.

Technical specifications

- 220 Volt,
- air conditioning in all bedrooms, living room and kitchen,
- internet and phone connection via Resort - direct line to front office,
- magna swimming pool,
- solar water heater combined with electric water heater,
- 18 solar panels & inverter for carefree use of electricity during the day. The excess of green energy is returned to the grid.

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 "Recreatie-Verblijfsrecreatie"](#)









