



Delfins Beach Resort Villa 5, Punt Vierkant

US\$ 1,350,000 Asking price, including inventory

Buyers Costs

Punt Vierkant - 2,164 / 201 sq.ft./m2 - 4 Bedrooms - 5 Baths - Swimming Pool

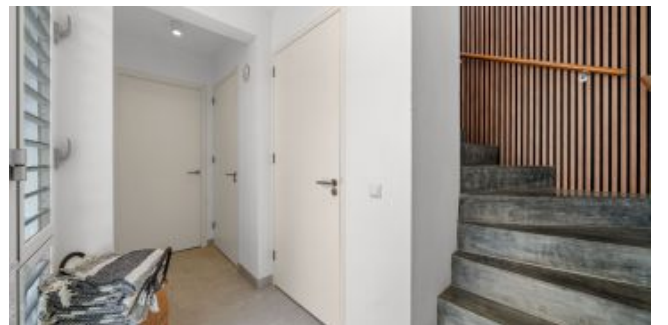
Real Estate information

Neighborhood	Punt Vierkant
Address	Delfins Beach Resort Villa 5
Freehold Land	
Bedrooms	4
Bathrooms	5
Holiday Rentals allowed	
Swimming Pool	
Air Conditioning in bedrooms	
Air Conditioning in living room	
Total living area	2,164 / 201 sq.ft./m2
Total ground area	4,080 / 379 sq.ft./m2
Construction date	2019
Maintenance status	Excellent



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 with the Land Registration office (Kadaster) with number 4-H-775.



Features

Discover this exclusive and very spacious villa, which is part of the first exclusive phase of villas. Delfins Beach Resort villa 5 distinguishes itself by its stylish interior, in which natural materials and warm earth tones come together seamlessly. This interior exudes peace and luxury and fits perfectly with the serene surroundings of the resort. The distance from the villa to the pool of the resort and the tropical beach, the crystal clear water of the Caribbean Sea, is approximately 150 meters. In its short existence, the resort made name on the island with its luxurious appearance, sandy beach and unprecedented number of tropical plants and palm trees.

The design of the villa ensures that the cool breeze can flow optimally through the rooms. The many shutter windows, all equipped with mosquito netting, contribute to a pleasant and comfortable stay. The villa has a total of four spacious bedrooms and is therefore suitable for families or groups of 8 people. Both the bedrooms and the living room are air-conditioned. With solar panels installed on the roof, you generate your own green energy, allowing you to cool the villa both day and night in an environmentally friendly and cost-efficient way. The property is equipped with a high-quality solar energy system consisting of no fewer than 36 solar panels, connected to an advanced Deye 3-phase hybrid inverter and 8 powerful Deye GB-LM4.0 HV home batteries. Thanks to this generous storage capacity, the villa can operate fully self-sufficiently (off-grid) if desired. Should the local power supply unexpectedly fail, you will not notice any interruption at all; the villa will remain seamlessly powered at all times.

The carport is suitable for two cars and the adjacent storage room is large enough to store personal belongings. The villa is part of the rental pool of the Delfins Beach Resort, whereby costs and revenues are divided between the participating villa owners. There is no limit to an owner's private use on an annual basis. In the periods of private use, a villa owner simply does not share in the costs and income of that specific period.

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 hallway, 3 bedrooms with bathrooms en suite, lockable private storage underneath stairs with connection points for washing machine. Stairs to 2nd floor. Carport and adjoining storage, perfect to be used as private storage during rental activities.

Second floor: hallway with complete shutter window wall to maximize airflow and ventilation in the villa. Bedroom with bathroom en-suite and guest toilet. Spacious living room with AC and open-plan kitchen, fully equipped. From the living room folding doors to the spacious covered terrace with second flight of stairs to the ground floor.

Technical specifications

- 220 Volt,
- air conditioning in all bedrooms and living room,
- internet and phone connection via Resort - direct line to front office,
- magna swimming pool,
- solar water heater combined with electric water heater,
- 36 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"](#)











