



## **Delfins Villas 6, Punt Vierkant**

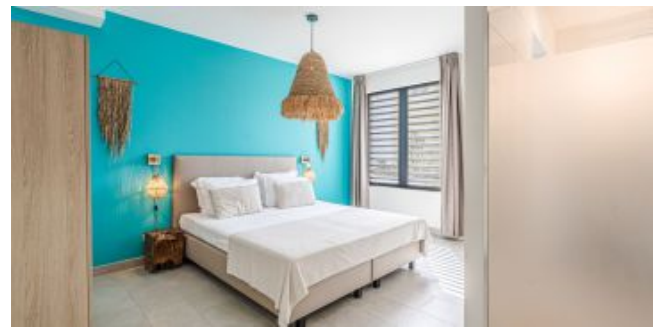
**US\$ 1,250,000 Asking price, including inventory**

Buyer Costs

Punt Vierkant - 2,164 / 201 sq.ft./m2 - 4 Bedrooms - 4.5 Baths - Swimming Pool

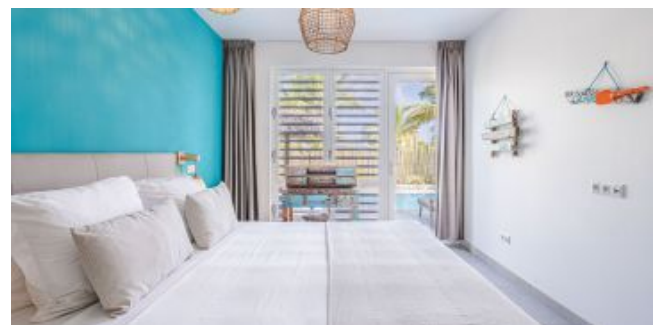
## Real Estate information

Neighborhood	Punt Vierkant
Address	Delfins Villas 6
Freehold Land	
Bedrooms	4
Bathrooms	4.5
Sea view	
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	4,101 / 381 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% closing 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-774.





## Features

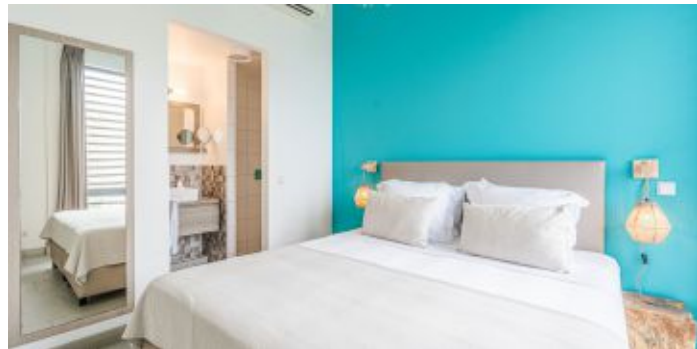
It is unique that a villa of the first phase of Delfins villas comes available for sale, located with a view over the resort and towards the Caribbean Sea. The distance from the villa to the resort pool and the tropical beach with the water of the crystal clear Caribbean sea is only 110 meters from the garden gate at the back yard. The design of the villa makes that the cooling effect of the wind as free play in the villa. The multitude of shutter windows with mosquito netting makes your stay very pleasant.

The villa has a total of 4 bedrooms and is therefore suitable for 8 guests. Both the bedrooms and the living room have air conditioning. Combined with generating your own green energy through solar panels, you can cool the villa during the day with the use of green energy. The carport is suitable for two passenger cars and the adjacent owners storage room is of sufficient size to store a bicycle or scooter and water sports items. 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 en 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 (3m x 4m),
- solar water heater (150 litres) combined with electric water heater,
- 12kw hybrid 3 phase inverter,
- 14,3kw wall mount battery,
- 20 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"](#)













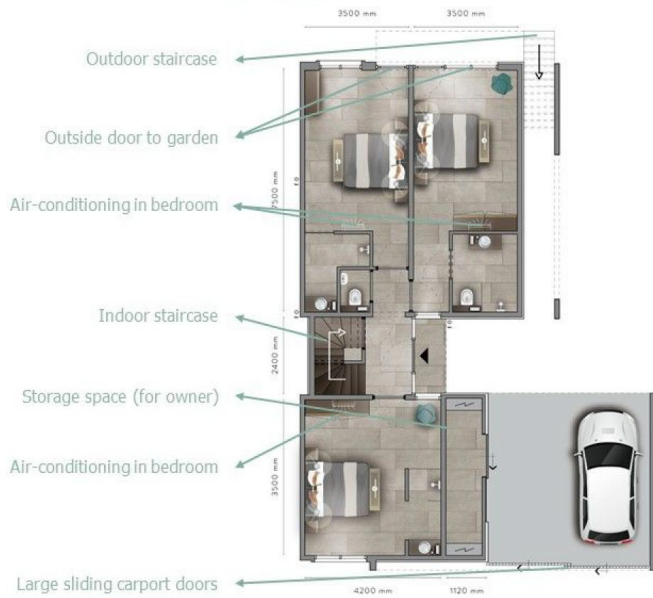






## 'Blushing Star'

Ground floor



1st Floor

