



El Pueblo 2, El Pueblo

US\$ 1,475,000 Asking price, including inventory

Buyers costs

El Pueblo - 2,088 / 194 sq.ft./m2 - 3 Bedrooms - 2 Baths - Swimming Pool

Real Estate information

Neighborhood	El Pueblo
Address	El Pueblo 2
Long Lease Land	
Bedrooms	3
Bathrooms	2
Sea view	
Air Conditioning in the kitchen	
Parking	
Swimming Pool	
Sundeck	
Garage	
Air Conditioning in bedrooms	
Air Conditioning in living room	
Total living area	2,088 / 194 sq.ft./m2
Construction date	2024
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 at the Land Registry Office Kadaster, number 4-A-2147A2. Long lease until the 11th of July 2060.



Features

This detached villa in El Pueblo is in a fantastic location. From the entire house and the porch at the back, you have a stunning view of the Caribbean Sea and Klein Bonaire. From this location, it's a nice walk to 1000 Steps and to various dive spots along beautiful rock formations and the west coast of Bonaire. Oil Slick Leap, Andrea I, and Andrea II are popular dive spots just a stone's throw away. The center of Kralendijk is also only a 15-minute drive.

This villa is equipped with no fewer than 30(!) solar panels and batteries, providing up to 3 days of power even on very cloudy days without having to rely on the electricity from the provider WEB. The state-of-the-art system provides all the necessary energy.

In 2024, this villa was built by a professional construction team under the supervision of the current owner. With great care and attention to detail, beautiful materials have been used throughout this home and a pleasant open living environment has been created for both private residence and rental. Both long-term and vacation rentals are allowed here, as well as permanent residence.

The interior of the house transitions beautifully to the garden through sliding doors. A garden that features a self-cleaning magnesium pool with a stone waterfall, a poolside bar, and a barbecue corner. In this corner, there is both a gas barbecue and a smoker for the true BBQ chef!

- Just a stone's throw from 1000 Steps and other diving spots,
- open kitchen equipped with modern appliances,
- up to 6 parking spaces,
- 30 solar panels with 200 kWh of lithium batteries,
- self-cleaning magnesium pool with a stone waterfall,
- stunning view of the Caribbean Sea,
- rooftop terrace,
- permanent residence, vacation rental and long-term rental allowed,
- spacious garage located under the house, with the possibility and permit to create an additional apartment.

All villa's are subject to an HOA. Contribution USD 500 yearly. Please contact us in case you wish to receive further information.



Lay out

Covered entrance, living room with open concept kitchen. Rightside main bedroom with bathroom and access to porch in the backyard. Frontside bedroom with bathroom. Leftside bedroom with technical room. Backside porch with swimming pool and waterfall.

Technical specifications

- 110 and 220 volt,
- air conditioning in living room, kitchen and all bedrooms,
- ceiling fans in living room, kitchen, porch and all bedrooms,
- 30 solar panels with batteries,
 - 16.5 kW of solar panel
 - 15 kW 220/50 inverter
 - Qty two 5 kW 110/60 inverters (provides 230/60 for washer and dryer)
 - Qty ten (10) 200 amp 48 volt lithium batteries (100 kWh storage)
- solar boiler,
- Magnesium swimming pool with waterfall,

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 - Verblijfrecreatie"](#)









