



Kaya Pluto 26, Isla Apartments #3, Belnem

US\$ 549,000 Asking price **SALE PENDING**

Buyers Costs

Belnem - 1,453 / 135 sq.ft./m2 - 2 Bedrooms - 2 Baths - Swimming Pool

Real Estate information

Neighborhood	Belnem
Address	Kaya Pluto 26, Isla Apartments #3
Freehold Land	
Bedrooms	2
Bathrooms	2
Sea view	
Holiday Rentals allowed	
Swimming Pool	
Sundeck	
Dive Gear Storage	
Air Conditioning in bedrooms	
Total living area	1,453 / 135 sq.ft./m2
Construction date	2020
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-F-1460A3



Features

Modern penthouse situated on the second and third floor in the small-scale 'Isla Apartments Bonaire' complex. This complex was built in 2020 and meticulously maintained. Isla Apartments Bonaire is located in the popular area of Belnem, just a 250-meter walk from Bachelor Beach and a short distance from windsurfing, kitesurfing beaches, and shore-dive spots in the southern part of Bonaire. The center of Kralendijk with its amenities is reachable within a 10-minute drive. The complex comprises a total of 6 apartments spread across two buildings and includes a communal magnesium pool stretching 15 meters. The beautifully landscaped garden, along with an outdoor shower, completes the experience.

The penthouse offers 2 spacious bedrooms, each with its own bathroom. The heart of the apartment is the living room with an open kitchen on the top floor, providing access to the covered porch. This is the place where you can enjoy a beautiful view of the Caribbean Sea.

Moreover, the apartment features two separate storages: one for water sports equipment (also available for tenants) and a spacious owner's storage suitable for water sports gear, bicycles, etc.

Both vacation and long-term rentals are allowed! Alternatively, it can be used as a primary residence without any restrictions. The well-run rental management and Homeowners' Association are handled by the complex manager, ensuring carefree ownership.

- Modern penthouse with a view of the Caribbean Sea,
- Vacation rentals allowed,
- Average realized net return (2021/22/23/24) of circa USD 30,000/year,
- Investment exemption property tax applies for approximately 6 more years,
- Spacious covered terrace,
- Communal magnesium swimming pool in a lush green garden.

Monthly contribution HOA: USD 350,-. Please contact us in case you wish to receive further information.



Lay out

Entrance via outside staircase to second floor, hall with adjoining bathroom 1, bedroom 1 and master bedroom with private bathroom. From the hall a staircase to the third floor with open kitchen and living room adjacent to the covered terrace.

Technical specifications

- 110 and 220 Volt,
- Air conditioning units in bedrooms,
- Ceiling fans in bedrooms,
- Rinse tanks for water sports equipment,
- Solar water heater with electric backup (200 liters) for hot water,
- Communal solar panels - 9.15 kWp - annual yield approximately 14,695 kWh.

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 "Gemengd - IV"](#)





