



## **Kaya Ammerzoden 10, Hato**

**US\$ 675,000 Asking price**

Buyers Costs

Hato - 2,088 / 194 sq.ft./m2 - 5 Bedrooms - 5 Baths - Swimming Pool

## Real Estate information

Neighborhood	Hato
Address	Kaya Ammerzoden 10
Freehold Land	
Bedrooms	5
Bathrooms	5
Swimming Pool	
Guesthouse	
Air Conditioning in bedrooms	

Total living area	2,088 / 194 sq.ft./m2
Total ground area	8,008 / 744 sq.ft./m2
Construction date	2024
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% 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-2710.





## Features

Located on the edge of the popular residential area of Hato, in a recently small-scale development, you'll find this beautiful new-build home. This spacious family home has been designed with comfort and functionality in mind. All 3 bedrooms in the main house are generously sized, each with its private bathroom and practical built-in wardrobes. The house has a spacious, bright living room that flows seamlessly into a modern open kitchen, complete with a stylish bar area. Next to the kitchen is a storage room, and another storage in the hallway leading to the bedrooms.

Adjacent to the house is a fully self-contained space with 1 bedroom, 1 bathroom and a compact living room with kitchen. This space is suitable for various uses, such as a hobby room, office, or apartment for long-term rental. A special highlight is the detached building in the garden, which is perfect for guest accommodation, with 1 bedroom and 1 bathroom.

In the lush tropical garden, you'll find a refreshing swimming pool with an outdoor shower. It's the ideal place to relax and enjoy the outdoors on extra-hot days. What makes this property truly unique is the spacious rooftop terrace, where you can enjoy panoramic views of the Caribbean Sea and the green surroundings of Hato. A perfect place to unwind and take in the scenery. A home like this, with its spaciousness, comfort, rental potential, views, and swimming pool, is very rare. Don't miss this chance!

- located in a recently developed, small-scale development in Hato,
- bright and spacious living room with open kitchen and bar area,
- private swimming pool with sun terrace and outdoor shower,
- self-contained space with living room, kitchen, 1 bedroom and 1 bathroom,
- ample parking space for multiple vehicles,
- spacious roof terrace with panoramic views,
- ceramic floor tiles throughout the house,
- aluminum windows and doors, partly with glass shutters.



## Lay out

Entrance via the covered front terrace. Living room, kitchen with bar area, storage room 1, bedroom 1 with ensuite bathroom, bedroom 2 with ensuite bathroom, bedroom 3 with ensuite bathroom and storage room 2.

Self-contained apartment with 1 bedroom, 1 bathroom, and a compact living room with kitchen.

Detached building in the garden that could perfectly be used as a guesthouse, with 1 bedroom and 1 bathroom.

## Technical specifications

- 110 and 220 Volt,
- boiler for 3 bathrooms,
- air conditioning in all bedrooms.

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 "Woongebied II"](#)















