



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./m ²
Total ground area	8,008 / 744 sq.ft./m ²
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"](#)









