



## **Kaya Ammerzoden 4, Hato**

**US\$ 625,000 Asking price, including inventory**

Buyers Costs

Hato - 2,045 / 190 sq.ft./m2 - 3 Bedrooms - 2.5 Baths

## Real Estate information

Neighborhood	Hato
Address	Kaya Ammerzoden 4
Freehold Land	
Bedrooms	3
Bathrooms	2.5
New construction	
Air Conditioning in bedrooms	
Air Conditioning in living room	
Total living area	2,045 / 190 sq.ft./m2
Total ground area	7,567 / 703 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-2707.



## Features

Located in the popular and peaceful residential area of Hato on Bonaire, this modern new-build home at Kaya Ammerzoden 4 is now available for sale. Recently completed, the property offers contemporary architecture combined with comfort and a practical layout, making it an ideal choice for families or as an investment. The ground floor features three spacious bedrooms and two well-appointed bathrooms, designed to provide both privacy and convenience. Upstairs, you'll find a bright and airy living room with an open-concept kitchen. Thanks to its elevated position and large windows, the space enjoys abundant natural light and a pleasant, breezy atmosphere.

From the living room, you have direct access to two generous terraces, perfect for relaxing, entertaining guests, or simply enjoying the view and the refreshing trade winds. The home is conveniently located close to the center of Kralendijk, beaches, and various amenities, offering an excellent balance between tranquility and accessibility. This brand-new home is move-in ready and offers everything you need for comfortable, stylish, and sustainable living on Bonaire.

For more information or to schedule a viewing, please feel free to contact us.

- beautiful location in the popular Hato neighborhood,
- living room with an adjoining covered porch,
- tiles floors throughout the house and covered terrace,
- aluminium window frames.





## Lay out

The front of the home has a covered parking space with a dunk tank for your dive gear and exterior shower to rinse off after a day at the beach. Enter the ground floor to a spacious entryway with a laundry room, main bedroom with ensuite bath to the left and 2 guest bedrooms with an additional bath on the right. Open stairway leads up to the living room with sliding doors to covered back porch. Spacious eat in kitchen with sliding doors opens to a second deck. Also on this level are an office and a half bath.

## Technical specifications

- 110 and 220 volt,
- air conditioning in all bedrooms,
- air conditioning in the living and kitchen,
- fiber internet connection,
- solar panels and inverter.

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"](#)



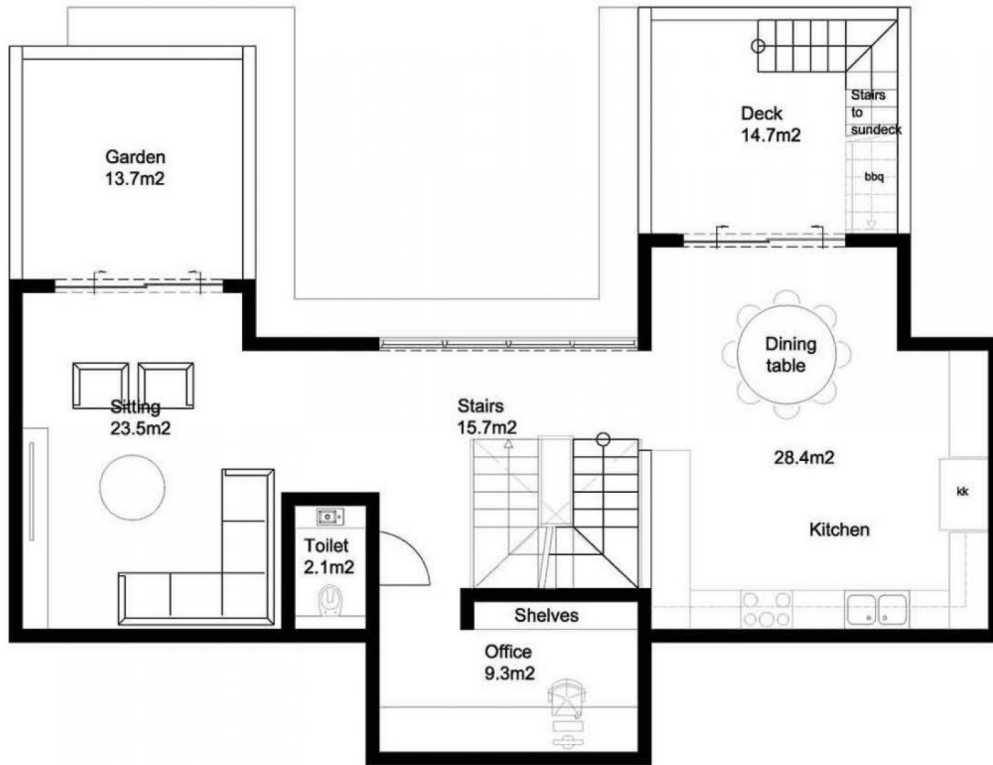












**First floor**  
90.4m<sup>2</sup>



**Ground floor**  
99.6m<sup>2</sup>