



## Kaya Aruba 4L, Kralendijk

**US\$ 785,000 Asking price**

**SOLD**

plus Buyers Costs, including inventory and parking space

Kralendijk - 1,098 / 102 sq.ft./m2 - 2 Bedrooms - 2 Baths - Swimming Pool

## Real Estate information

Neighborhood	Kralendijk
Address	Kaya Aruba 4L
Freehold Land	
Bedrooms	2
Bathrooms	2
Sea view	
Holiday Rentals allowed	
New construction	
Parking	
Swimming Pool	
Air Conditioning in bedrooms	
Total living area	1,098 / 102 sq.ft./m2
Construction date	2024
Maintenance status	new construction



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-D-3561A12 and 3561A15.



## Features

Unique in the downtown area: **The building and its apartments are electrically self-sufficient thanks to collective energy generation - Off Grid!**

This beautiful new-build corner apartment, offers the perfect combination of comfort, style and location. Located on the bustling boulevard, right on the edge of the breathtaking Caribbean Sea, this is the ultimate opportunity to enjoy the perfect island life you have always dreamed of.

This modern apartment has two bedrooms and two bathrooms, making it ideal for both short-term and long-term rentals. The cozy living room with modern open kitchen forms the heart of the apartment, ideal for social gatherings or relaxation after a day full of adventures. From your private covered balcony, you can enjoy breathtaking sea views morning and evening and experience the soothing sounds of the waves crashing against the shore. The stylish design combined with the high-quality finish gives the apartment a timeless charm where tasteful details make the difference.

The interior is designed with a mix of luxurious and modern furniture, from among others, Gomme and Cartel, Moooi, Kartell and Bover, which makes the interior a unique whole. This enchanting location offers not only panoramic views but also convenience, with several dining options and shops within walking distance, allowing you to explore the authentic flavors and culture of Bonaire without having to go far. As a plus, residents of the building have the privilege of enjoying the **beautiful swimming pool of the adjacent complex (Senses Hotel)** against a yearly fee, providing an unparalleled experience of luxury and relaxation. Are you reading this brochure digitally? Click on [this link](#) for more photos.

- corner apartment on third floor,
- wide unblocked sea views with daily sunsets.

This condo is subject to a Home Owners Association (HOA). Please contact us in case you wish to receive further information about this HOA.



## Lay out

Front door to hall, access to bedrooms and bathrooms, living room with open modern kitchen with appliances, sliding doors from living room to covered terrace.

## Technical specifications

- 110 and 220 Volt,
- air conditioning (centrally water-cooled) in bedrooms,
- ceiling fan in living room,
- high-end kitchen with dishwasher, hob, fridge/freezer, wine cabinet, combi microwave, washing machine and quooker (with sparkling water),
- the building is electrically self-sufficient through collective energy generation (solar) via the HOA,
- light sand-colored ceramic tiles,
- hardwood frames, windows and doors fitted with glass,
- water is supplied through the regular mains water network of WEB.

## Zoning plan

This apartment is suitable for permanent residency, long-term rental, and tourist rental.

Extract from Ruimtelijk Ontwikkelingsplan Bonaire (zoning plan)

Link to zoning plan map with marker: [Map](#)

Link to zoning description: [Zoning "Centrum"](#)











2<sup>e</sup> Verdieping