



## **Kaya C.E.B Hellmund 35, Kralendijk**

**US\$ 2,250,000 Asking price**

Buyers Costs

Kralendijk - 3,627 / 337 sq.ft./m2 - 4 Bedrooms - 2.5 Baths - Swimming Pool



## Real Estate information

Neighborhood	Kralendijk
Address	Kaya C.E.B Hellmund 35
Long Lease Land	
Bedrooms	4
Bathrooms	2.5
Sea view	
Seafront	
Holiday Rentals allowed	
Parking	
Swimming Pool	
Air Conditioning in bedrooms	
Air Conditioning in living room	
Total living area	3,627 / 337 sq.ft./m2
Total ground area	6,491 / 603 sq.ft./m2
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. 2% 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-243 (circa 410 m2) & number 4-F-1289 (circa 193 m2). Long Lease ending on August 2035.



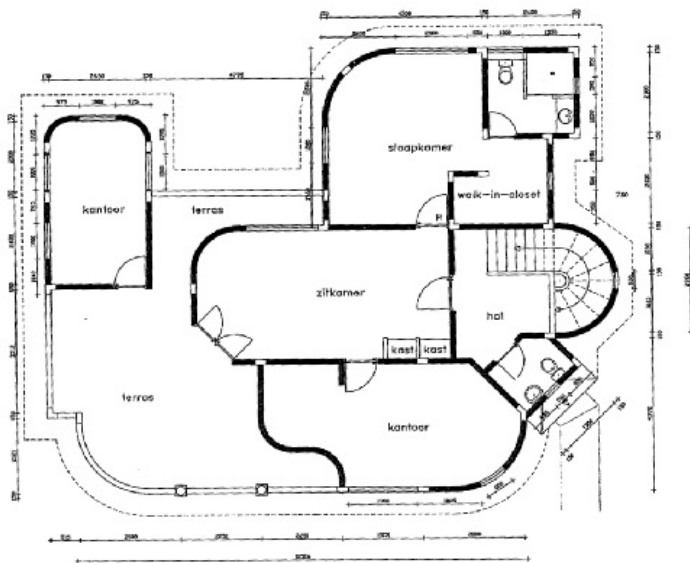
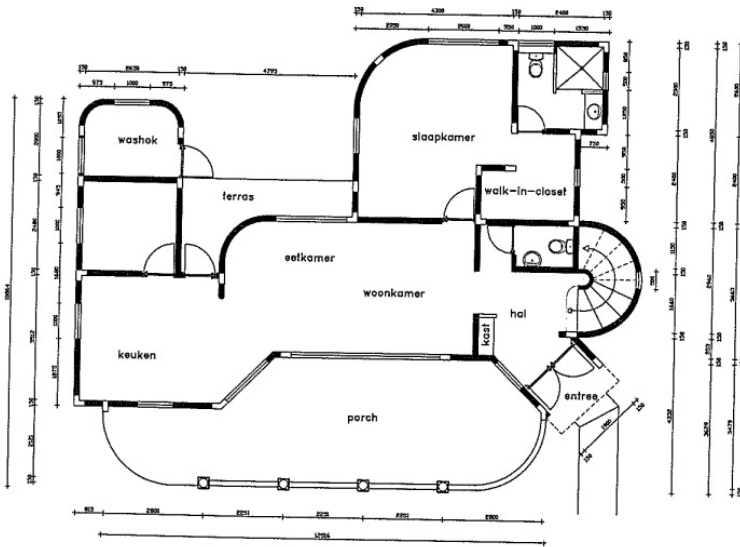
## Features

This beautiful, detached villa is located in the center of Kralendijk within walking distance of various restaurants and shops. The villa is situated in a unique location on a blind alley at the end of the boulevard, so only few traffic will pass the villa. In front of the villa is a staircase on the boulevard which give direct access to the clear blue waters of the Caribbean Sea. A tropical garden has been created around the house with local plants and fruit trees. There is a covered seating at the back next to the private swimming pool. Here you can enjoy peace and privacy. From the spacious porch on the ground floor you have a view of the sea. The harmonica doors to the living room can be slid open and the bar near the kitchen ensures a nice interaction between inside and outside. The cooling wind trough the shutter windows in the villa create comfort in the various rooms on the lower and upper floors. The spacious terrace on the top floor offers a wide view over the Caribbean Sea and Klein Bonaire. A beautiful sunset in the Caribbean Sea can be seen from here.

- Prime location in the center of Kralendijk, just a few minutes walk to several restaurants and shops,
- Easy access to the clear blue waters of the Caribbean Sea,
- Spacious covered terrace at the front of the house with wide views over the Caribbean Sea and Klein Bonaire,
- Living room with open kitchen,
- 4 spacious bedrooms, 2 bathrooms and 2 guest toilets,
- Magna swimming pool,
- Tropical garden with greenhouse and lockable storage.



## Layout



## Technical specifactions

- 127 and 220 Volts

- TV- en telefoonaansluiting,
- Split unit air conditioning in bedrooms,
- Split unit air conditioning in living room,
- dimmable lighting,
- electric sliding gates,
- alarm system,
- water heater.

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 4-F-243 & 4-F-1289: [map](#)

Link to zoning description: [Zoning "Gemengd - I"](#)

Link to zoning description: [Zoning "Waarde - Beschermd stadsgezicht"](#)







