



## **Kaya Den Haag 35, Hato**

**€ 449.000 Asking price**

Buyers costs

Hato - 1,141 / 106 sq.ft./m2 - 2 Bedrooms - 2 Baths - Swimming Pool

## Real Estate information

Neighborhood	Hato
Address	Kaya Den Haag 35
Long Lease Land	
Bedrooms	2
Bathrooms	2
Holiday Rentals allowed	
New construction	
Parking	
Swimming Pool	
Air Conditioning in bedrooms	
Total living area	1,141 / 106 sq.ft./m2
Total ground area	1,776 / 165 sq.ft./m2
Construction date	2024
Maintenance status	Excellent



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-2895. Long Lease Land until 31st of May 2060.



## Features

Are you looking for the ideal investment that also allows you to enjoy everything Bonaire has to offer? That is exactly what Kaya Den Haag 35 provides. This property was completed in May 2024 and is in a very modern condition. The spacious living room with a luxurious open-plan kitchen offers a perfect balance between socializing and culinary enjoyment. Both bedrooms feature their own en-suite bathrooms, and the property has a comfortable porch at both the front and the rear. Thanks to the constant trade winds, you can enjoy a pleasantly cooling breeze while relaxing on the spacious porch overlooking a lush green area of Bonaire. The large swimming pool also offers the perfect way to cool off on warm days.

With the purchase of Kaya Den Haag 35, you not only become the owner of the property on 165 m<sup>2</sup> of land, but you also acquire a 1/3 share in the remaining land, which has a total area of 1.312 m<sup>2</sup>. This share includes the communal swimming pool, a septic tank, a fully enclosed property with fencing and a privatized entrance, six landscaped parking spaces, as well as a building permit for a two-story recreational facility. In terms of location, Kaya Den Haag 35 is ideally situated. The Hato neighborhood is highly popular and has seen significant development in recent years. The vibrant center of Kralendijk, along with numerous dive sites and several hiking trails in the northern part of Bonaire, are all within close proximity.

Why is this the ideal investment? The property is designated "Recreation – Residential Recreation," making it perfectly suitable for vacation rentals. The developer intends to construct two more similar vacation villas on this lot. Ayo Bonaire will offer guests a charming, small-scale resort atmosphere. In addition to the shared swimming pool, a recreational space can be built where guests can gather and socialize. This makes the resort particularly suitable for booking by a group of friends or a large family, allowing them to enjoy a fully private resort experience.



## Lay out

Entrance at the side of the house at the porch, large living room with an open kitchen, open space with adjoining master bedroom with private bathroom and the second bedroom with its own bathroom. From the living room to the porch at the back of the house.

## Technical specifications

- 110 and 220 Volt,
- air conditioning in the bedrooms,
- swimming pool with pump and filter installation,
- water heater.

## Zoning plan

Extract from Ruimtelijk Ontwikkelingsplan Bonaire (zoning plan)

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

Link to zoning description: [Bestemming "Recreatie-Verblijfsrecreatie"](#)















