



## Kaya Turkesa 28, Santa Barbara

US\$ 1,365,000 Asking price, including inventory **REDUCED PRICE**

Buyers Costs

Santa Barbara - 4,575 / 425 sq.ft./m2 - 6 Bedrooms - 3.5 Baths - Swimming Pool

## Real Estate information

Neighborhood	Santa Barbara
Address	Kaya Turkesa 28
Freehold Land	
Bedrooms	6
Bathrooms	3.5
Sea view	
Swimming Pool	
Sundeck	
Air Conditioning in bedrooms	
Fully Furnished	
Total living area	4,575 / 425 sq.ft./m2
Total ground area	17,255 / 1.603 sq.ft./m2
Construction date	1995
Maintenance status	moderate



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-413.



## Features

Nestled in the lush green hills of the highly desirable Santa Barbara neighborhood, this one-of-a-kind estate home blends timeless Caribbean charm with modern construction. Rarely does a property capture the elegance and atmosphere of a classic Caribbean estate quite like this.

Perched atop the hillside and visible from ships arriving in Kralendijk's harbor, the villa boasts truly breathtaking panoramic views. Expansive terraces and spacious living areas open up to sweeping vistas of Bonaire's rolling hills, the sparkling Caribbean Sea, the island's coastline, and even the distant shores of Curaçao on clear days.

Designed as a collection of separate structures, the residence offers a unique and versatile layout that balances privacy with a sense of freedom. Generously sized bedrooms, light-filled living spaces, and shaded verandas seamlessly connect indoor and outdoor living, embracing the island lifestyle to its fullest. Adding to its charm, a tucked-away studio on the upper level provides an inspiring retreat – ideal as an artist's workspace, home office, or simply a quiet sanctuary to unwind.

- Characteristic country house in monumental style, well ventilated areas with high ceilings,
- Unobstructed view over Bonaire, Caribbean Sea & Curaçao,
- Spacious swimming pool with sun terrace,
- Unique location in residential area, high on the wind,
- Only 10 minutes from the center of Kralendijk,
- Lushly landscaped garden with native (fruit) trees, plants and flowers.



## Lay out

Stately driveway to main house to reception room with doors to covered terraces, kitchen and utility room, bedrooms with fitted wardrobes and bathroom. An alley with traditional Dutch pavement to outbuilding with three semi-detached houses with 2 bedrooms with fitted wardrobes, bathrooms and a loft.

Spacious swimming pool with sun terrace, 2 outdoor showers, storage room and guest lavatory. The studio on the pool side can be reached via loft stairs. Large storage with headroom in basement. Ample parking.

## Technical specifications

- Rainwater collection system,
- Fiber optic internet & Wifi,
- 110 and 220 Volt,
- Floors are tiled throughout the house,
- Pool pump and filter system, AquaBright coating.

Living area is based on net indoor space plus covered outdoor space.

## Zoning plan

This property is ideally suited for permanent residence, while also offering excellent potential for rentals of three months or longer.

Extract from Ruimtelijk Ontwikkelingsplan Bonaire (zoning plan):

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

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











