



Lagoen Hill 79A, Lagoen Hill

US\$ 345,000 Asking price including inventory **SALE PENDING**

Buyers Costs

Lagoen Hill - 1,604 / 149 sq.ft./m2 - 2 Bedrooms - 2 Baths

Real Estate information

Neighborhood	Lagoon Hill
Address	Lagoon Hill 79A
Long Lease Land	
Bedrooms	2
Bathrooms	2
Parking	
Air Conditioning in bedrooms	
Total living area	1,604 / 149 sq.ft./m2
Total ground area	3,724 / 346 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-E-2857. The right of long lease until October 11, 2056.



Features

Located in the peaceful area of Lagoen Hill on Bonaire, this cozy duplex offers the perfect setup for flexible living. Whether you're looking to live in one unit and rent out the other, keep family close, or simply enjoy the extra space – this property has you covered!

Unit 1 is in its original condition and features a comfy living room, a functional kitchen, one bedroom, and a bathroom. A great opportunity to update and style it just the way you like.

Unit 2 has been nicely renovated with modern touches throughout – including new aluminum window frames with glass shutters, a sleek kitchen, a spacious bedroom, and a fresh bathroom. It also comes with a large covered terrace and a carport – perfect for outdoor living and convenience.

Both units have access to their own private garden area with a shaded terrace – ideal for relaxing and enjoying Bonaire's beautiful climate.

Don't miss out on this great opportunity with loads of potential!

- Unit 1 includes a garden, covered terrace, living room, kitchen, 1 bedroom, and 1 bathroom,
- Unit 2 features a garden, carport, covered terrace, living room, kitchen, 1 bedroom and 1 bathroom,
- Wooden roof construction with roof tiles,
- Ceramic floor tiles throughout the house and covered terrace,
- Aluminum window frames with glass.



Lay out

Unit 1 includes a garden, covered terrace, living room, kitchen, 1 bedroom, and 1 bathroom.

Unit 2 features a garden, carport, covered terrace, living room, kitchen, 1 bedroom and 1 bathroom.

Technical specifications

- 110 and 220 Volt,
- air conditioning in bedrooms,
- ceiling fans in living room, kitchen, bedrooms and terraces.

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"](#)





