Hausmann Follies 14 - Penthouse, Kralendijk

US$ 1,295,000 Asking price, including inventory

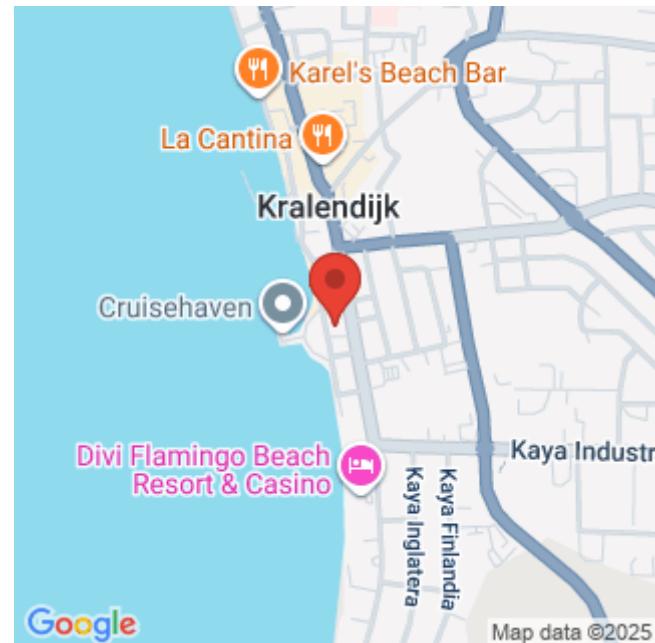Buyers costs

Kralendijk - 3,035 / 282 sq.ft./m2 - 3 Bedrooms - 3.5 Baths - Swimming Pool

Sunbelt Realty

Real Estate information

Neighborhood	Kralendijk
Address	Hausmann Follies 14 - Penthouse
Freehold Land	
Bedrooms	3
Bathrooms	3.5
Sea view	
Holiday Rentals allowed	
Parking	
Swimming Pool	
Air Conditioning in bedrooms	
Air Conditioning in living room	
Total living area	3,035 / 282 sq.ft./m2
Construction date	2010
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-F-1274A14. Ownership plot of 1,262 m2 (4-F-207) and leasehold of 472 m2 (4-F-1084).

Features

Located directly on the boulevard and bordering the center of Kralendijk, you will find this impressive penthouse. Situated on the third floor of the "Hausmann Follies" apartment complex, it shares this floor with only one other penthouse. This beautiful penthouse features a spacious living room with an open-plan kitchen/diner, a pantry, three generously sized bedrooms, all with en-suite bathrooms, air conditioning, a very spacious covered terrace, and a separate guest toilet. The master bedroom is approximately 35 m², and the en-suite bathroom even has a bathtub! The spacious living room and open-plan kitchen form the heart of the penthouse, ideal for socializing or relaxing. Adjacent to the kitchen is a spacious utility room, where you'll find the washing machine connection and the electric water heater.

This penthouse boasts several impressive features. It was fully renovated in 2022 by a renowned Bonaire contractor and features premium appliances (Siemens) and a variety of designer furniture from well-known brands such as Artisan and Ethnicraft, as well as Auping beds. The entire penthouse and terrace are tiled with Italian ceramic tiles. The spacious covered terrace is a feast for the eyes, offering endless views of the Caribbean Sea, Klein Bonaire, and the spectacular sunset. In other words, the perfect place to enjoy Bonaire's wonderful climate. The apartment complex also has a communal swimming pool on the ground floor with a newly constructed sun terrace, outdoor shower, and parking.

- Located on the Kralendijk boulevard,
- Penthouse on the top-floor features a spacious, covered terrace overlooking the Caribbean Sea,
- Communal pool and gated parking,
- Permanent residency and vacation rentals are both allowed,
- The penthouse equipped with premium brand appliances and furniture (e-mail us for more details).

This condo is subject to a Homeowners Association (HOA). HOA fee: US$ 6,280 per year. Please contact us in case you wish to receive further information about this HOA.

Lay out

The penthouse is accessible by elevator (access key only gives access to the third floor) and/or stairs. Entrance is via a hallway with a guest toilet and access to the living room with sliding doors leading to the very spacious covered terrace overlooking the Caribbean Sea. There is also a fitted kitchen with composite countertops. The master bedroom boasts sea views and a furnished living room with built-in wardrobes and an ensuite bathroom with a bathtub and separate walk-in shower. The second bedroom has walk-in closets and a bathroom, and the third bedroom also has walk-in closets and a bathroom. A pantry with a hot water heater and a washing machine connection is also available. Communal parking is located on the street side.

Technical specifications

- 110 and 220 Volt,
- LG air conditioning in all bedrooms,
- LG air conditioning in living room,
- Water heater.

Zoning plan

Extract from Ruimtelijk Ontwikkelingsplan Bonaire (zoning plan)

Link to zoning plan map with marker: Map
Link to zoning description: Zoning "Gemengd - I"