



## **Regatta Residence 71, Tera Cora**

**US\$ 429,840 Asking price, including 8% ABB**

Tera Cora - 1,636 / 152 sq.ft./m2 - 3 Bedrooms - 2 Baths - Swimming Pool

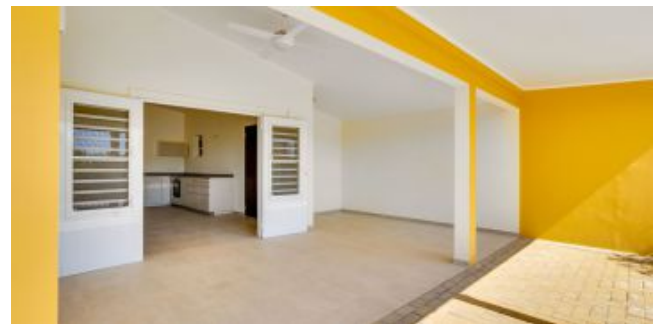
## Real Estate information

Neighborhood	Tera Cora
Address	Regatta Residence 71
Freehold Land	
Bedrooms	3
Bathrooms	2
New construction	
Parking	
Swimming Pool	
Dive Gear Storage	
Air Conditioning in bedrooms	
Air Conditioning in living room	
Total living area	1,636 / 152 sq.ft./m2
Construction date	2023
Maintenance status	excellent

Ground tax (annually): 0.345% of the value (1st residence), or Property tax (annually): 0.91% of the value (2nd residence).



Registered at the Land Registry Office  
Kadaster, number 4-G-2820A71.



## Features

Welcome to Regatta Residence 71, a stunning new-build home completed in 2023, located in the quiet and safe Regatta Residence complex. This gated community offers an ideal combination of comfort, style and modern conveniences, perfect for both permanent residence and long-term rental.

The house has three comfortable bedrooms, of which two spacious bedrooms have built-in wardrobes and each their own bathroom. This not only offers privacy, but also the convenience of having their own space for family members or guests. The spacious living room is the heart of the house, equipped with a modern L-shaped kitchen with built-in appliances that is perfect for preparing delicious meals. From the living room you can step onto the spacious covered front terrace. This outdoor space is the perfect place to relax in the shade and enjoy the cooling trade winds. As a plus, the house also has a storage room, which is accessible from both the kitchen as well as outside.

Regatta Residence is known for its quiet and child-friendly environment. The park has a large communal swimming pool with sunbeds and a palapa, where you can enjoy relaxing days in the sun and take refreshing dips to cool off. This swimming pool is only accessible to residents of the park and their guests, which contributes to the exclusive and safe atmosphere of the community. The location is ideal, close to amenities yet away from the hustle and bustle of the center. Whether you are looking for a permanent home or a rental investment, Regatta Residence 71 offers an excellent opportunity.

- modern new-build home with wide covered terrace,
- located in the secure Regatta Residence park within the quiet residential area Tera Cora,
- communal swimming pool with sunbeds and palapa,
- only 3 minutes by car to the center of Kralendijk,
- built with polystyrene building material for high insulation value and durability,
- ceramic floor tiles throughout the house and terrace,
- aluminum window frames with glass and mosquito net,
- landscaped garden consisting of a mix of plants, trees and white crushed stones.

Note: This property is offered including 8% ABB. Only notary fees are due on the purchase price.

This home is subject to a Home Owners Association (HOA). Costs for this HOA consist of the use and maintenance of the swimming pool, maintenance of common grounds, garden maintenance and gate maintenance. HOA fee: US\$ 220.- per month. Please contact us in case you wish to receive further information about this HOA.



## Lay out

Entrance via covered terrace into living room with open kitchen, two bedrooms with built-in closets and ensuite bathroom, third bedroom. Storage/laundry room (accessible from both kitchen as well as outside) with connection for washing machine.

## Technical specifications

- 220 Volt,
- kitchen with built-in oven and dishwasher,
- air conditioning in living room and all bedrooms,
- instant 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: [Map](#)

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



