



## Sabal Palm 21, Sabal Palm

US\$ 585,000 Asking price **SOLD**

Buyers costs

Sabal Palm - 1,647 / 153 sq.ft./m2 - 2 Bedrooms - 2 Baths - Swimming Pool

## Real Estate information

Neighborhood	Sabal Palm
Address	Sabal Palm 21
Freehold Land	
Bedrooms	2
Bathrooms	2
Swimming Pool	
Sundeck	
Total living area	1,647 / 153 sq.ft./m2
Total ground area	13,164 / 1.223 sq.ft./m2
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. 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-F-850.





## Features

Sabal Palm 21 is characterized by a breathtaking view of the undeveloped open area behind the house, as well as the enchanting west coast of the island. The very open layout of the house allows you to fully enjoy the cooling trade winds while delighting in the shade on the covered terrace. With a spacious living room and open kitchen, as well as two generous bedrooms with en-suite bathrooms, this property provides ample space for your family and/or guests. Additionally, the semi-open living room between the bedrooms and the living room/kitchen offers you plenty of extra living space that seamlessly connects indoors and outdoors in a playful manner.

The house shows signs of deferred maintenance, which gives you the opportunity to renovate and improve it according to your own taste, thus realizing your dream home. Surrounding the property, the mature tropical garden provides the desired privacy and a peaceful oasis, with lush plants, colorful flora, and the private swimming pool, which currently presents opportunities for renovation and maintenance, allowing you to enjoy a refreshing swim in the future.

Sabal Palm is a highly sought-after neighborhood known for its tranquil and secure environment. Here, you can enjoy the privacy and serenity that are characteristic of the island. At the same time, you are just a stone's throw away from all amenities, such as shops, restaurants, and public beaches.

- Private swimming pool with sundeck,
- Stunning views over greenzone,
- Wide covered terrace,
- Only 7 minutes by car to the center of Kralendijk and 4 minutes to the Airport,
- Located in the highly sought after residential neighborhood of Sabal Palm,
- Landscaped garden with white gravel stones, palm trees and plants.



## Lay out

Through the entrance, you have access to the central living room, which seamlessly extends into the covered terrace and can be closed off by a rolling door. On the left side, there is a spacious utility room followed by a living room with an open kitchen, equipped with sliding doors leading to the central living room. On the right side, there are two bedrooms with en-suite bathrooms, one of which is also accessible from the central living room. At the rear of the house, there is an exceptionally large covered terrace. The property features a spacious garden surrounding the house, along with a storage container and a private swimming pool.

## Technical specification

- 110 and 220 Volts

House is sold "as is where is"

## Zoning plan

Extract from Ruimtelijk Ontwikkelingsplan Bonaire (zoning plan)

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

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







