



## **Sabal Palm 22, Sabal Palm**

**€ 595.000 Asking price, including inventory**

Buyers costs

Sabal Palm - 1,884 / 175 sq.ft./m2 - 2 Bedrooms - 2 Baths

## Real Estate information

Neighborhood	Sabal Palm
Address	Sabal Palm 22
Freehold Land	
Bedrooms	2
Bathrooms	2
Parking	
Sundeck	
Garage	
Dive Gear Storage	
Total living area	1,884 / 175 sq.ft./m2
Total ground area	14,294 / 1.328 sq.ft./m2
Construction date	2013
Maintenance status	good



Registered at the Land Registry Office Kadaster, number 4-F-910.

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.



## Features

Located in the popular and highly sought-after residential area of Sabal Palm, this charming detached home sits on a spacious lot. This peaceful residential area is situated in the south of Bonaire, close to popular beaches such as Sorobon Beach, Bachelor's Beach, and Pink Beach, as well as several beach clubs and restaurants.

Sabal Palm 22 is located in a quiet cul-de-sac and offers plenty of privacy, tranquility, and a wonderful sense of space. The home features a modern design with high ceilings, abundant natural light, and an open layout that perfectly complements island living. The property offers two spacious bedrooms and two bathrooms. The generous living room with open kitchen forms the heart of the home and flows seamlessly into the outdoor living area, allowing you to fully enjoy the tropical climate. An outdoor shower is also available, ideal after a day by the sea.

Surrounding the home is a beautifully landscaped garden with mature plants, natural elements, and complete privacy. A standout feature of the property is the rooftop terrace with beautiful views over the surroundings and toward the sea. Thanks to the cooling trade winds and peaceful atmosphere, this is the perfect place to relax. In addition, the property includes a large garage with ample storage space. The garage also offers the possibility to be converted into an extra bedroom, guest accommodation, or hobby room. The low-maintenance lot provides ample on-site parking.

- located in the popular and highly sought-after neighborhood of Sabal Palm,
- detached home on a spacious lot,
- rooftop terrace with views toward the sea,
- large garage with the possibility for an additional bedroom or guest accommodation,
- low-maintenance property with on-site parking,
- tropical garden with mature landscaping and an outdoor shower.



## Layout

Entrance, spacious open kitchen, living room, bedroom on the right side with en-suite bathroom, bedroom on the left side with en-suite bathroom. Garage with a large storage room at the rear.

## Technical specifications

- 110 and 220 volt,
- air conditioning in the primary bedroom,
- ceiling fans in the living room and both bedrooms,
- solar water heater,
- electric garage door.

## Zoning plan

Extract from Ruimtelijk Ontwikkelingsplan Bonaire (zoning plan)

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

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









