



## Kaya International 118 #2, Kralendijk

US\$ 1,650,000 Asking price including part of inventory **SOLD**

Buyers Costs

Kralendijk - 1,313 / 122 sq.ft./m2 - 3 Bedrooms - 3 Baths - Swimming Pool

## Real Estate information

Neighborhood	Kralendijk
Address	Kaya International 118 #2
Long Lease Land	
Bedrooms	3
Bathrooms	3
Sea view	
Waterfront	
Holiday Rentals allowed	
Swimming Pool	
Air Conditioning in bedrooms	
Total living area	1,313 / 122 sq.ft./m2
Total ground area	8,956 / 832 sq.ft./m2
Construction date	2008
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-F-1040, ending on the  
28th of January 2060.





## Features

Welcome to Saramaca 2, a stunning villa perfectly situated on the serene inland waterways of the Saramaca peninsula in Bonaire. Just a 10-minute drive from the vibrant center of Kralendijk and close to public beaches, this exclusive three-bedroom villa offers a harmonious blend of luxury, comfort, and tranquility. As you enter the villa, you'll be captivated by the spaciousness and timeless charm it exudes.

The open layout of the living room, dining area, and fully equipped kitchen seamlessly transitions to the expansive covered terrace, creating an inviting space for relaxation and entertainment. Large windows and glass sliding doors bathe the interior in abundant natural light while offering breathtaking views of the tropical garden, swimming pool, and the peaceful inland waterways, which connect directly to the harbor and the sea.

The three generous bedrooms provide ample space and a high level of privacy and comfort. Two bedrooms feature an en-suite bathroom, meticulously designed with attention to detail and a timeless aesthetic. The third bathroom is separate. One of the highlights of this villa is undoubtedly the private dock, accessible directly from the garden. Here, you can moor your boat and indulge in the pleasures of boating, fishing, or simply unwinding by the water's edge. The inland waterways provide a tranquil and sheltered environment and offer easy access through the harbor to the open sea. Note that available inventory differs from photos. Possibility to buy the boat at additional costs.

- private jetty for your boat with open connection to the Caribbean Sea,
- private swimming pool with outdoor shower,
- good accessibility, only 5 minutes to the center of Kralendijk,
- roof of wooden construction with ceramic roof tiles,
- ceramic floor tiles throughout the house and on the porch,
- hardwood window and door frames with tempered glass,
- tropically landscaped garden with a mix of plants, palm trees, white crushed stone and is also walled with a half-height natural stone wall.



## Lay out

When you enter the plot you can do so through the entrance gate or through the wider entrance gate and you will find a spacious garage with a double garage door on your left. The garage is large enough for two cars and will also have space for storage of stuff. Adjacent to the garage is the house, which you enter through the beautiful patio doors. The living room is spacious but gives a warm feeling. The kitchen is in the same room as the living room and while cooking you have a beautiful view over your garden and the water. Adjacent to the kitchen are two bedrooms, both with their own bathroom. Unique for Bonaire but standard with Saramaca 2; a first floor with a master bedroom and a spacious balcony overlooking the water. The upper floor has a spacious bedroom with fitted wardrobes and an en suite bathroom, when you walk through the hall you come out on the balcony, a beautiful sun terrace where you can enjoy a view of your garden and a view of your jetty and the water .

The house is spacious and is built with high-quality building materials, the materials used are a pleasure to the eye and pleasant to use. The house is also nicely laid out with a good combination between the spaces. The remaining space on the plot also concerns a very fine layout with a beautiful yard fence at the front of the house, plants and trees adjacent to this and a spacious driveway to the double garage. The porch runs like a U-shape around the living room, which ensures that you will spend a lot of time outdoors.

## Technical specifications

- 110 and 220 Volt,
- Air conditioning in all bedrooms,
- Ceiling fans in all bedrooms, living room and on the porch,
- Solar panels - 12,
- Water heater.

## Zoning plan

Extract from Ruimtelijk Ontwikkelingsplan Bonaire (zoning plan)

Deviating from the zoning plan, it is permitted to use this house as a holiday home, with permanent residence also permitted. Ask us for further information on this subject.

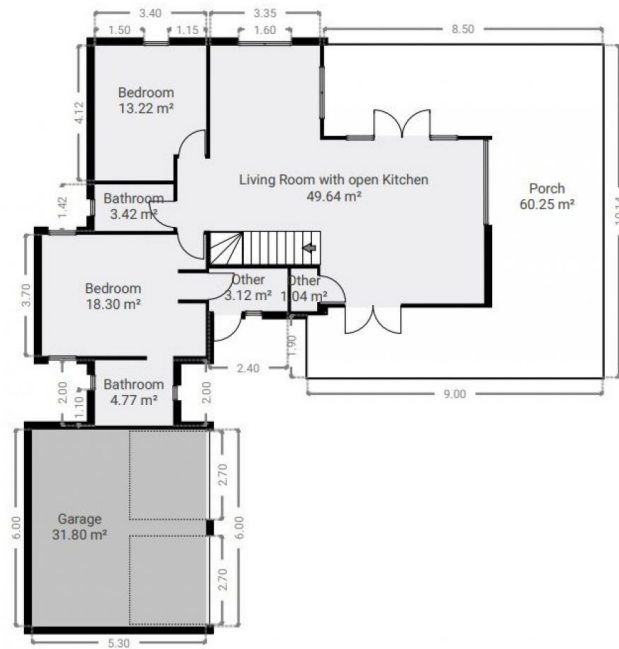
Link to zoning plan map with marker: [map](#)

Link to zoning description: [Zoning "Recreatie - Verblijfsrecreatie"](#)- functie "wonen"



Plattegrond Saramaca 2

## ▼ Ground Floor



## ▼ 1st Floor

