Seru Blenchi 31, Seru Blenchi

US$ 611,000 Fixed price `SALE PENDING`

Exempt from transfer tax — only 1.5% buyer's costs

Seru Blenchi - 1,668 / 155 sq.ft./m2 - 3 Bedrooms - 2.5 Baths

Real Estate information

Neighborhood	Seru Blenchi
Address	Seru Blenchi 31
Bedrooms	3
Bathrooms	2.5
New construction	
Air Conditioning in bedrooms	
Total living area	1,668 / 155 sq.ft./m2
Total ground area	9,311 / 865 sq.ft./m2

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

Features

Seru Blenchi, a new development by Roosdom Tijhuis Bonaire, where rural charm, modern comfort, and the rich history of Bonaire come together. Nestled in a gently rolling, green, and historic setting, Seru Blenchi offers a serene living environment that perfectly reflects the island's peaceful and unspoiled character. A good life, beautifully local. Next to that fact, it will also give you the opportunity to invest in vacation real estate on the hill in a later stadium. Seru Blenchi is located right next to the highly sought-after neighborhoods of Bona Bista and Pure36.

The homes are being built in phases, using high-quality local and European materials, carefully selected for the Caribbean climate. Each residence has been passionately and proudly designed by EVE architects.

Home number 31 is a modern detached home, with the buyer still able to choose from various style packages and materials. The property features three comfortable bedrooms and 2.5 contemporary bathrooms, making it ideal for families, remote workers, or hosting relatives and friends. All bedrooms come standard with air conditioning, with the option to install it in the living room as well for added comfort. Additionally, all optional upgrades are available, such as a carport, external storage room, or swimming pool, giving the buyer great freedom to fully customize the home to their preferences.

The garden is leveled and fully fenced, leaving plenty of room for you to shape the landscaping to your own taste and style. Optionally, a complete furnishing package is available through Wire Interiors Bonaire for a full turnkey experience. Curious about this package? Have a first look at the online mood board.

Including a share in the joint access road.

Technical specifications

- Construction method: solid prefab aerated concrete structure, suited to the Caribbean climate; extensions such as storage and carport/garage in concrete block.
- Roofing: pitched roofs with durable corrugated sheets in roof-tile profile (anthracite grey) and flat roofs with high-quality roofing.
- Floors: cement screed in a modern grey tone on the ground floor, ceramic tiles on the upper floor, and a finished concrete floor in the storage room.
- Facades: smoothly plastered and painted in carefully selected natural colors, harmonizing with the Bonairean surroundings.
- Frames and doors: aluminum profiles, powder-coated in grey tones, fitted with sun-reflective glass and insect screens on tilt-and-turn windows.
- Garden and fencing: garden leveled and fully enclosed with a traditional Bonairean wall at the front and natural fencing along the sides.
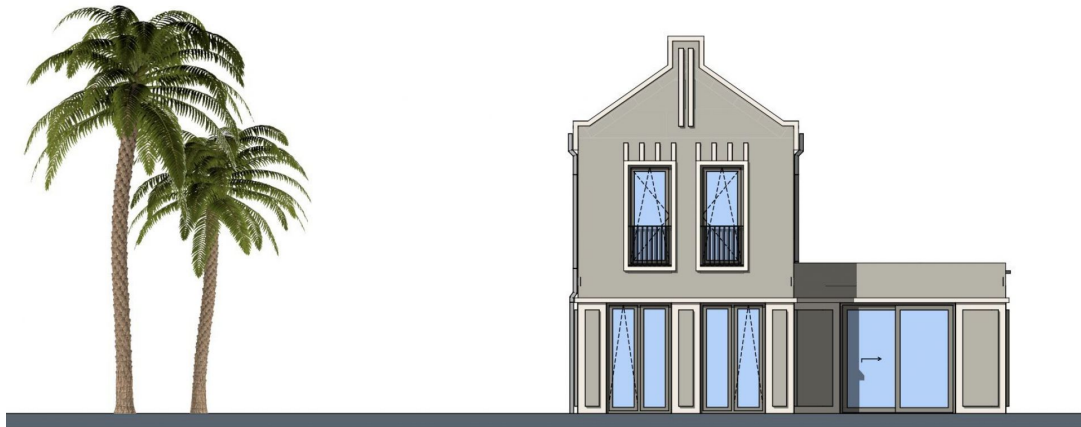
Disclaimer:

a. This project is still under development. The information and images (including the site plan) are indicative and no rights can be derived from them.
b. The living area measurement is based on the net indoor space plus covered outdoor areas, such as, where applicable, a veranda, covered terrace, or external storage room. Not included are a wooden iroko carport and/or an uncovered sun terrace around the pool.

Zoning details

This villa is designated for residential use. Within the home, you are allowed to practice a profession or run a small business, provided this remains subordinate to the primary residential function. A maximum of 30% of the home or 50 m² (whichever is less) may be used for this purpose.
Rental is permitted, provided the rental period is longer than 3 months.

- Link to zoning map with marking: Zoning map
- Link to zoning description: Designation "Residential I" (only available in Dutch)

Voorgevel

Linkerzijgevel

Achtergevel

13.430

4.550 | 4.480 | 4.400

3.400

Slaapkamer 2
1.02

4.810

airco

3.000

Inloopkast
1.03

2.860

Badkamer
1.04

2.150

13.200

6.550

10.950

13.200

Gang
1.01

vide

airco

spuwer

spuwer

plek airco's optioneel

spuwer

3.250

4.220

Slaapkamer 3
1.05

4.200

2.250

4.550 | 4.480 | 4.400

13.430