



## **Kaya C.E.B. Hellmund 11-2, Kralendijk**

**€ 635.000 Asking price, including inventory**

Buyers Costs

Kralendijk - 1,399 / 130 sq.ft./m2 - 2 Bedrooms - 2.5 Baths - Swimming Pool

## Real Estate information

Neighborhood	Kralendijk
Address	Kaya C.E.B. Hellmund 11-2
Freehold Land	
Bedrooms	2
Bathrooms	2.5
Seafront	
Holiday Rentals allowed	
Parking	
Swimming Pool	
Sundeck	
Air Conditioning in bedrooms	
Total living area	1,399 / 130 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. 1,5% 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-1208A2.



## Features

This beautiful ground-floor apartment in the exclusive residential complex “The Shore Residence” offers everything you are looking for in comfortable and stylish living on Bonaire. The apartment is located directly on the boulevard and adjacent to the picturesque center of Kralendijk, placing shops, restaurants, and lively terraces within walking distance. With its thoughtful layout, high-quality finishes, and breathtaking location, this property presents a unique opportunity for both private use and rental investment. The apartment features two spacious bedrooms, both equipped with air conditioning, and two bathrooms. In addition, there is a separate guest toilet and an internal storage room, providing extra comfort and practical storage space.

The living room with open kitchen forms the heart of the apartment. This bright and inviting living area connects seamlessly to the covered terrace through large sliding doors. When opened, indoor and outdoor living blend effortlessly, making the terrace a natural extension of the living room and kitchen. From the terrace, you enjoy a stunning view with partial sea views of the Caribbean Sea. It is the ideal spot to enjoy breakfast or dinner at the dining table, with the calming sound of the sea in the background. The apartment building is surrounded by a lush tropical garden and offers a communal swimming pool with sun deck, an outdoor shower, and parking facilities. The interior is designed in a light, stylish, and timeless Caribbean style, featuring natural materials and a calm color palette. The apartment is move-in ready and immediately suitable for residential use or rental, making it an attractive investment opportunity. The apartment also has a private storage room (2.9 m<sup>2</sup>) on ground floor. In short, this is a unique opportunity to enjoy a luxurious lifestyle in one of the most desirable locations on Bonaire.

- located on the ground floor of the exclusive The Shore Residence,
- living room with open kitchen as the central heart of the apartment,
- covered seafront terrace with a beautiful partial view of the Caribbean Sea,
- internal storage room for additional storage space and a private storage room on the ground floor of the complex,
- communal swimming pool with sun deck and outdoor shower.

This condo is subject to a Home Owners Association (HOA). Please contact us in case you wish to receive further information about this HOA.



## Lay out

Covered staircase or elevator to the entrance of the apartment complex. In the hallway, on the left side, are bedroom 1 and bedroom 2 with an en-suite bathroom. On the right side are a separate guest toilet and an indoor storage room with washing machine connection. The living room with open kitchen has sliding doors leading to the covered terrace with a dining area and seating area.

## Technical specifications

- 110 and 220 Volt,
- air conditioning in bedrooms,
- ceiling fans in the kitchen, living room, bedrooms, and on the covered terrace,
- hot 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 "Mixed I"](#)











