



## **Kaya C.E.B. Hellmund 11-3, Kralendijk**

**€ 595.000 Asking price**

Buyers Costs

Kralendijk - 1,453 / 135 sq.ft./m2 - 2 Bedrooms - 2.5 Baths - Swimming Pool

## Real Estate information

Neighborhood	Kralendijk
Address	Kaya C.E.B. Hellmund 11-3
Freehold Land	
Bedrooms	2
Bathrooms	2.5
Sea view	
Seafront	
Holiday Rentals allowed	
Swimming Pool	
Dive Gear Storage	
Air Conditioning in bedrooms	
Total living area	1,453 / 135 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-1208A3.



## Features

Directly on the boulevard and adjacent to the picturesque Kralendijk, you will find this stylish apartment. This apartment is located on the second floor of the 'The Shore Residence'. From the spacious balcony you will enjoy a magnificent view over the Caribbean Sea and "Klein Bonaire", while enjoying the cooling breeze. By opening the sliding doors, the balcony becomes a part of the living room and the open kitchen. The apartment has 2 bedrooms, 2 bathrooms and a separate guest toilet. The Shore Residence has a tropical garden and a communal swimming pool and parking lot.

The apartment has been recently modernized with a new kitchen and air-conditionings, both energy efficient. In addition, the entire apartment has been painted and equipped with new hinges and locks. So ready to be furnished and to be lived in! The apartment has two storage rooms (2.9 m<sup>2</sup> each) on the ground floor of the building.

Speaking of interior design... This beautiful apartment not only offers an ideal living space but also the opportunity to personalize it according to your preferences. When purchasing this apartment, you have the unique chance to create a personalized interior plan without obligation. Together with [Wansleebe](#), you can design a plan that perfectly suits your taste and needs. See a concept of this design plan in the photos or request it from us at [info@sunbeltbonaire.com](mailto:info@sunbeltbonaire.com).

- Apartment on second floor,
- Wide unblocked sea views with daily sunsets,
- Shared pool with sundeck & outdoor shower,
- Accessibility: very good, within walking distance of Kralendijk,
- the apartment is fully equipped with new, energy efficient LED lighting,
- On-site parking,
- 2 spacious, lockable storage rooms near the parking lot and the swimming pool,
- All floors are tiled with a good quality tile in a light sand-color with tiled baseboard. The floors of the terraces have the same tiles as the interior, to connect in- and outside living,
- All windows, window frames and doors are made of tropical hardwood. Bedroom windows are made with shutters, screens and/or glass pane.

This condo is subject to a Home Owners Association (HOA). HOA fee: US\$ 4.800,- per year. Please contact us in case you wish to receive further information about this HOA.



## Lay out

Covered stairs or elevator leading to entrance, hall way into living room with folding doors to wide covered porch, open kitchen, dining area with harmonica doors to balcony, master bedroom (with built-in closets & balcony) and private bathroom, second bedroom and private bathroom, separate guest toilet, storage room with connection for washing machine. On the ground floor are 2 spacious, lockable storage rooms for your own use.

## Technical specifications

- 110 and 220 Volts,
- Air conditioning in bedrooms,
- Cable and internet connection available in living room and bedrooms,
- Ceiling fans in living room,
- 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"](#)





EERSTE VERDIEPING