



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

US\$ 698,000 Asking price, including inventory

SOLD

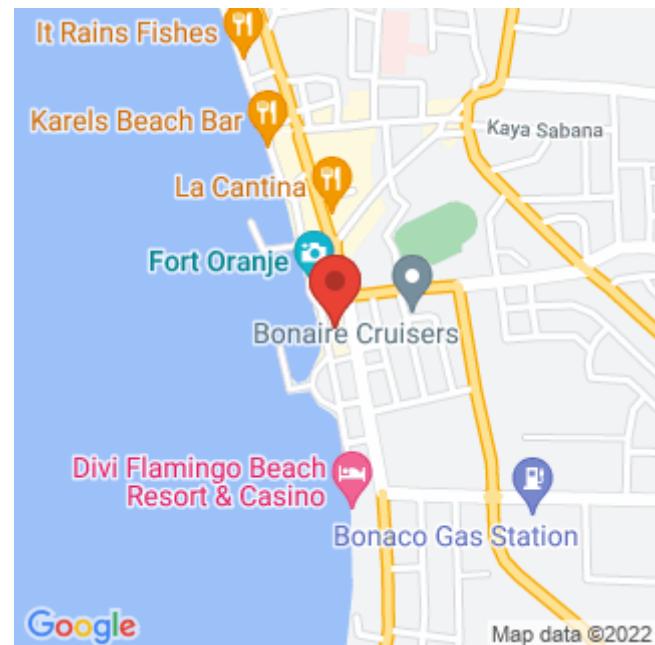
Buyers Costs

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



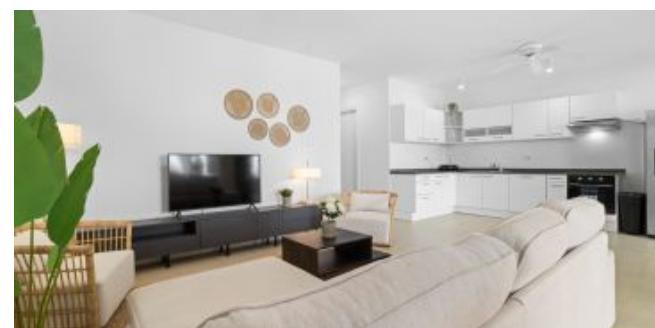
Real Estate information

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./m ²
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-1208A3.



Features

Located directly on the boulevard and adjacent to the picturesque center of Kralendijk, you will find this stylish apartment. The apartment is situated on the first floor of the "The Shore Residence complex". From the spacious, sea-facing balcony, you can enjoy stunning views of the Caribbean Sea and Klein Bonaire, while benefiting from the refreshing trade winds. The large sliding doors can be fully opened, allowing the balcony to seamlessly extend the living room and open kitchen. Outside on the balcony, the dining table invites you to enjoy a lovely breakfast or dinner, with the soothing sound of the sea in the background.

The apartment has 2 generous bedrooms, 2 bathrooms, and a separate guest toilet. It has been recently modernized, including a brand-new kitchen and energy-efficient air conditioning units. In addition, the entire apartment has been freshly painted and fitted with new hardware throughout. On the ground floor, there are two storage rooms (2.9 m² each). The interior style is modern boho with Scandinavian influences, a popular combination of calm, warmth, and natural elements that strikes the perfect balance between comfort and design. In short, the apartment is fully furnished and move-in ready.

The apartmentcomplex is surrounded by a lush tropical garden and offers a variety of amenities, including a communal swimming pool, sun terrace, outdoor shower, and parking facilities.

- apartment on first floor,
- wide unblocked sea views with daily sunsets,
- accessibility: very good, within walking distance of Kralendijk,
- the apartment is fully equipped with new, energy efficient LED lighting,
- 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). 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

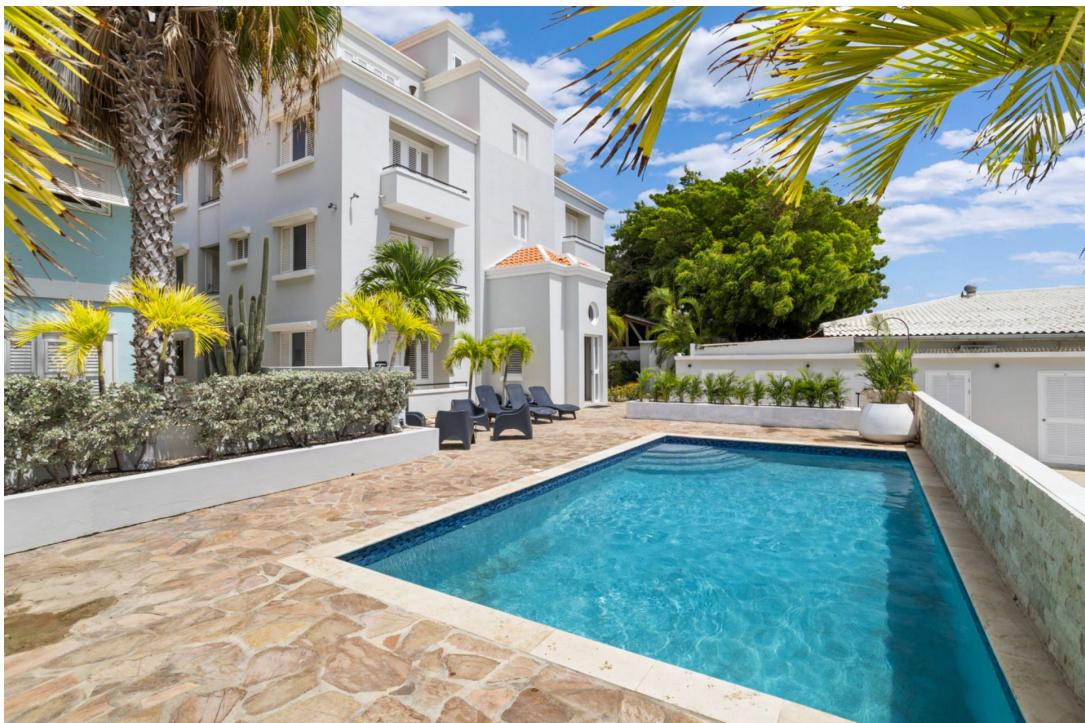
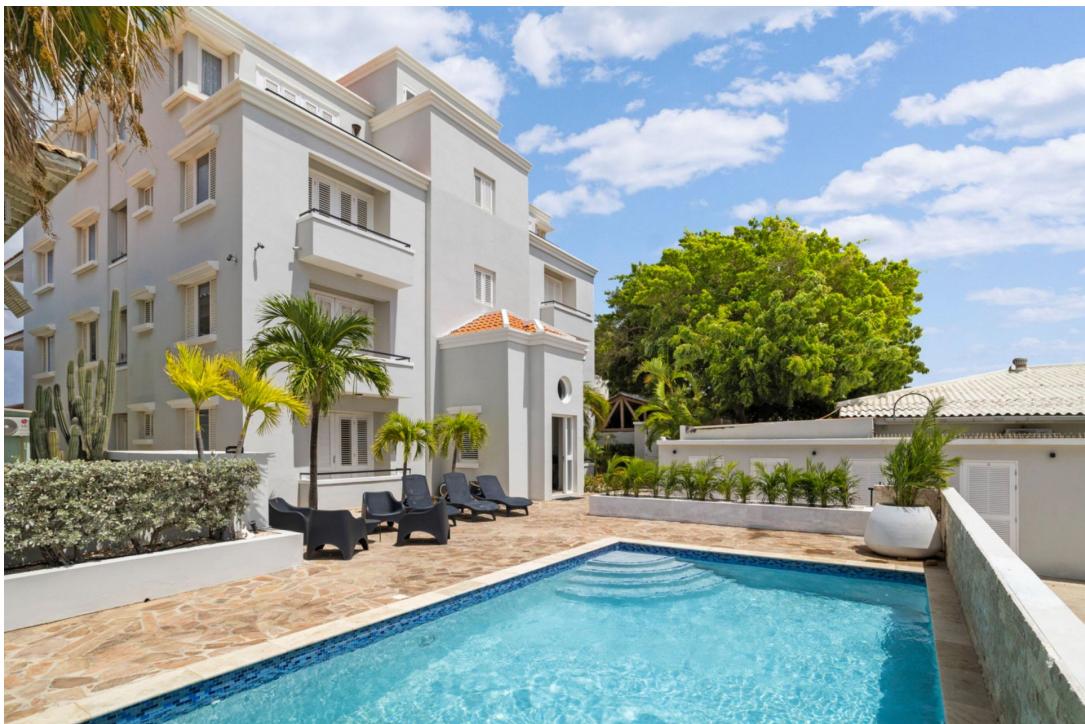
Extract from Ruimtelijk Ontwikkelingsplan Bonaire (zoning plan)

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

Link to zoning description: [Zoning "Mixed I"](#)











EERSTE VERDIEPING