



## **Waterlands Village 24, Kralendijk**

**US\$ 450,000 Asking price, including inventory**

Buyers Costs

Kralendijk - 1,367 / 127 sq.ft./m2 - 2 Bedrooms - 2 Baths - Swimming Pool

## Real Estate information

Neighborhood	Kralendijk
Address	Waterlands Village 24
Long Lease Land	
Bedrooms	2
Bathrooms	2
Holiday Rentals allowed	
Parking	
Swimming Pool	
Sundeck	
Air Conditioning in bedrooms	
Air Conditioning in living room	
Total living area	1,367 / 127 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, with number 4-F-1213A24, long lease land expiration February 17th, 2066.



## Features

Waterlands Village is located on a fantastically picturesque peninsula in the Laguna Marina, consisting of 24 water and garden villas. The resort is located south of Kralendijk, a short distance from public beaches, surfing hotspots, trendy beach clubs and restaurants. The communal, refreshing swimming pool with waterfall is the center of relaxation, giving the residents a feeling of paradise. One of the highlights of the resort is the presence of a pier for when owners or renters of the homes want to moor a boat. Also freely accessible for residents of Waterlands is a so called beach around the lagune with palapas.

This beautiful home has 2 spacious bedrooms, both with air conditioning, 2 bathrooms, an indoor storage space and an outdoor shower. The cozy living room is the heart of the house, ideal for social gatherings or relaxation after a day full of adventures. At the rear of the house there is a spacious covered terrace, a perfect place to enjoy the wonderful climate of Bonaire. The living room and bedrooms have sliding doors to the terrace. The house is surrounded by a lush tropical garden, which provides a serene and colorful environment. Waterlands Village 24 offers the perfect combination of comfortable living, a very safe and child-friendly atmosphere and relaxed island life on Bonaire.

- turnkey holiday home,
- long term residence allowed,
- cozy living room with sliding doors to spacious covered terrace,
- indoor storage space with washing machine connection,
- well equipped kitchen with dishwasher,
- good rental possibilities,
- communal swimming pool with cabanas,
- concrete floor throughout the house and covered terrace,
- wooden frames with glass and wooden shutters.

All houses will be subject to an HOA. Please contact us in case you wish to receive further information.



## Lay out

Entrance from the parking area, open kitchen, storage space, living room with French doors leading to a covered porch. The primary bedroom and en-suite bathroom on the right side with a door to an outdoor area featuring an outdoor shower. Bedroom 2 and en-suite bathroom on the left side.

## Technical specifications

- 110 and 220 Volt,
- air conditioning in living room and bedrooms,
- ceiling fan in living room,
- hot water heater.

## Zoning plan

Extract from Ruimtelijk Ontwikkelingsplan Bonaire (zoning plan)

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

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



