



Kaya Watervillas 40A, Kralendijk

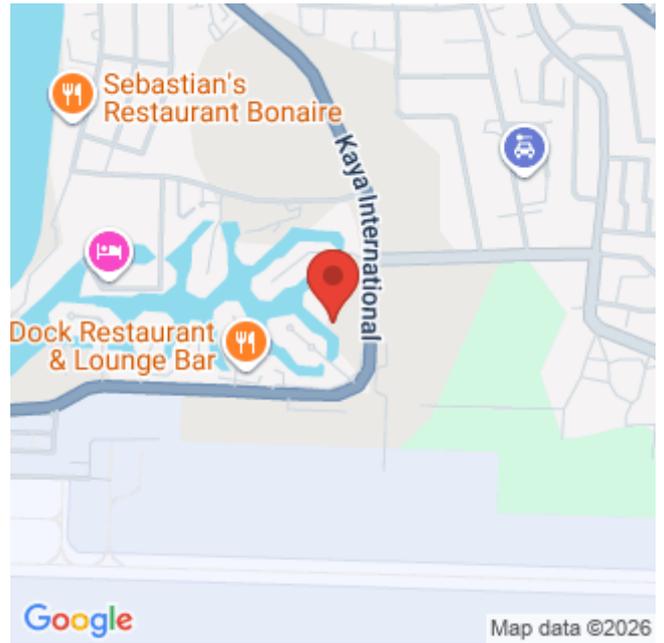
US\$ 695,000 Asking Price **SOLD**

Buyers Costs

Kralendijk - 1,292 / 120 sq.ft./m2 - 2 Bedrooms - 1 Baths

Real Estate information

Neighborhood	Kralendijk
Address	Kaya Watervillas 40A
Long Lease Land	
Bedrooms	2
Bathrooms	1
Waterfront	
Holiday Rentals allowed	
New construction	
Air Conditioning in bedrooms	
Total living area	1,292 / 120 sq.ft./m2
Construction date	2025
Maintenance status	New Construction



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-G-4273A2. The right of long lease until October 1, 2067.



Features

Newbuild condo at waterfront, a beautiful place to enjoy your Caribbean vacations on Bonaire, also suited for residential usage. This condo was newly build and delivered in December 2025 and is part of in total 4 condo's situated in 2 buildings. These condo's all share the deck at waterfront of over 20 m./ 65 ft. long.

Because of the spacious private garden at the rear, this apartment feels more like a single family home. It features two bedrooms and is entirely located on the ground floor, making it also very suitable for people with reduced mobility.

In the back of the house is a garden with private swimming pool and a covered terrace at overlooking the water in front. Parking is easy and readily available at the front of the building. Each unit has a private outdoor dive/surf/kite locker with rinse facilities.

The water in front is connected to the Caribbean Sea via the marina near Plaza Resort Bonaire and it is positioned in such a way that the trade winds naturally and pleasantly cool both the home and the terrace.

Five year [investment exemption](#) from property tax, providing a significant fiscal benefit for the owner.

- Modern new constructed waterfront apartment (Ground floor),
- Fully on the ground floor, suitable for lifelong living,
- Parking on site,
- Only 4 minutes to the center of Kralendijk,
- Direct access by boat to the Caribbean sea, within gated community,
- Inventory optional at an additional cost of USD 30,000.

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 entrance, front door to hallway with bedroom 1 and private bathroom, bedroom 2, bathroom, living room with open modern kitchen with appliances. From living room acces to covered terrace via sliding doors.

Technical specifications

- 110 & 220 Volts,
- air conditioning in all bedrooms.
- This appartment is located directly on the water and features a shared dock. Water depth may vary locally and is not uniformly deep throughout. As a result, the possibility of mooring a boat depends on the type of vessel and its draft. Interested parties are advised to assess this themselves based on their intended use.
- Living area is based on net indoor space plus covered outdoor space.











