



## **Kaya Watervillas 78B, Kralendijk**

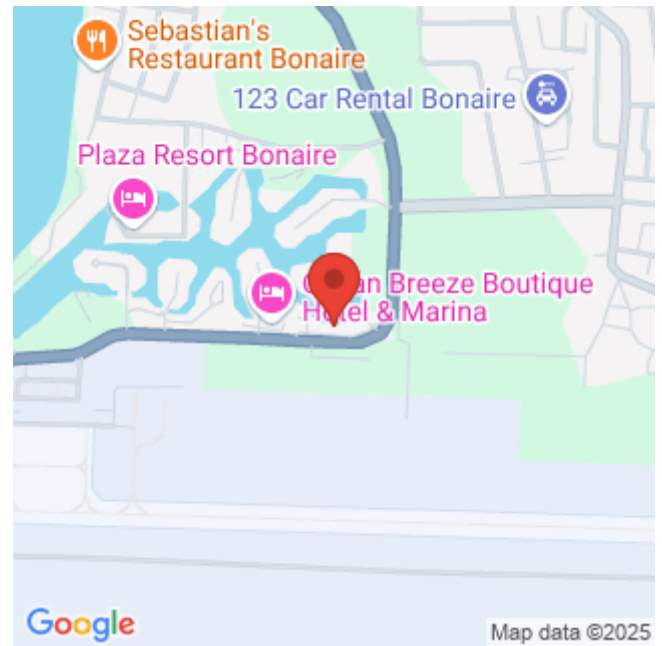
**US\$ 419,000 Asking price, including inventory**

Buyers Costs

Kralendijk - 807 / 75 sq.ft./m2 - 2 Bedrooms - 1 Baths

## Real Estate information

Neighborhood	Kralendijk
Address	Kaya Watervillas 78B
Long Lease Land	
Bedrooms	2
Bathrooms	1
Waterfront	
Holiday Rentals allowed	
Parking	
Dive Gear Storage	
Air Conditioning in bedrooms	
Total living area	807 / 75 sq.ft./m2
Construction date	2020
Maintenance status	Excellent



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-G-3816A4. The right of long lease until October 1, 2067.





## Features

Condo at waterfront, a beautiful place to enjoy your Caribbean vacations on Bonaire, also suited for residential usage. This condo on the second floor is part of in total 4 condo's situated in 2 buildings. These condo's all share the boat docking deck at waterfront of over 20 m./ 65 ft. long.

The condo has 2 bedrooms and a covered terrace at the back 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 on the ground floor.

The water in front is connected to the Caribbean Sea via the marina near Plaza Resort Bonaire. Because of its location, it's catching a great breeze so you can cool down both in- and outside.

- modern waterfront apartment,
- turn-Key delivery,
- 8 Solar panels,
- parking on site,
- only 4 minutes to the center of Kralendijk,
- on one peninsulas with direct access by boat to the Caribbean sea, within gated community,
- ceramic tiles,
- aluminum windows and door frames, screens, partially glass shutters,
- lush tropical garden with a beautiful mix of plants and palm trees.

This condo is subject to a Home Owners Association (HOA). The monthly contribution is \$20,-. Please contact us in case you wish to receive further information about this HOA.



## Lay out

Stairs to second floor, front door to hallway with bedroom 1, bedroom 2, bathroom, living room with open modern kitchen with appliances. From living room acces to covered porch via sliding doors. Storage in the condo and storage on ground floor.

Access to boat deck via communal path in between the two buildings, separate storage unit with rinse facilities.

## Technical specifications

- 110 & 220 Volt,
- air conditioning in all bedrooms,
- 8 solar panels with inverter,
- 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: [Bestemming "Recreatie-Verblijfsrecreatie"](#)

Link to zoning description: [Bestemming "Luchtvaartverkeerszone"](#)

