



## Watervillas Bahia 14, Kralendijk

US\$ 780,000 Asking price, including boat and dry dock

SOLD

Buyers Costs

Kralendijk - 1,722 / 160 sq.ft./m2 - 2 Bedrooms - 2.5 Baths - Swimming Pool

## Real Estate information

Neighborhood	Kralendijk
Address	Watervillas Bahia 14
Long Lease Land	
Bedrooms	2
Bathrooms	2.5
Waterfront	
Holiday Rentals allowed	
Swimming Pool	
Garage	
Air Conditioning in bedrooms	
Total living area	1,722 / 160 sq.ft./m2
Construction date	2011
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% sales tax, approx. 1,5% notary costs of Land Registry at the office of Kadaster depending on purchase price.

Registered at the Land Registry Office Kadaster, number 4-G-2985A14. Long lease until October 1st, 2067.



## Features

Dreaming of living in a beautiful waterfront location, with luxury, tranquility and a permanent holiday feeling? This charming semi-detached villa offers the perfect combination of comfort, space and tropical outdoor living. The villa is spread over two levels. On the ground floor you will find a spacious and bright living room with an open kitchen and a separate seating area, where indoor and outdoor living blend seamlessly together. In addition, this floor also features a separate guest toilet, as well as an internal storage room. Large windows and sliding doors provide abundant natural light and offer beautiful views of the tropical garden and the water.

On the first floor there are two spacious bedrooms, each with its own en-suite bathroom and private balcony. One balcony offers stunning views over the water, while the other overlooks the surrounding homes and the quiet residential area. The outdoor space is a true eye-catcher. Around the concrete private swimming pool (Magnapool with Aquabright coating), you will find an inviting tropical setting with several seating and lounge areas, in a sunny, wind-facing backyard. Here, you can fully enjoy the sunny climate, long evenings outdoors and the ultimate holiday feeling in your own backyard. The property is directly located on the water and features a private dock including a boat and dry dock, allowing you to set out onto the water straight from your backyard. Additionally, the villa is ideal for both short-term and long-term rental opportunities.

- semi-detached villa in a beautiful waterfront location,
- spacious and bright living room with open kitchen,
- tropical garden with a private pool (Magnapool with Aquabright coating) and several lounge areas,
- inventory optional at additional cost,
- wooden roof construction with ceramic roof tiles,
- ceramic floor tiles throughout the house and terrace, combined with natural stone on parts of the terrace,
- aluminium window frames throughout the house.

This villa is subject to a Home Owners Association (HOA). HOA fee incl. exterior paint fund; approx. US\$ 209,- per month. Please contact us in case you wish to receive further information about this HOA.



## Lay out

Entrance via a gated access to the front door, hall, separate guest toilet, internal storage room, and living room with open kitchen, with access to the terrace through sliding doors. On the first floor, the landing provides access to bedroom 1 with en-suite bathroom and balcony at the front of the property, and bedroom 2 with en-suite bathroom, walk-in closet, and balcony overlooking the water.

## Technical specifications

- 110 & 220 Volt,
- air conditioning in living room and both bedrooms,
- ceiling fan in living room,
- glass fiber connection.

## Zoning plan

Extract from Ruimtelijk Ontwikkelingsplan Bonaire (zoning plan)

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

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

In December 2012, Watervillas Bahia was given the ancillary designation of 'permanent residence' by the executive board of Openbaar Lichaam Bonaire.











