

EST.  1989

Harbourtown

REAL ESTATE



Luga Aleha 17

Bolivia

Asking price: **\$ 1,250,000.-**
excluding buyers costs

Unique Rural Estate Offering Ultimate Peace, Space, and Privacy

Surrounded by nature, this beautiful rural residence is situated on a generous freehold plot of no less than 116,138 m² (1,250,097 sq ft) in Luga Aleha, right in the heart of the Kunuku (countryside). A rare opportunity on Bonaire where privacy, freedom and sustainability come together. This fully off-grid home offers not only tranquility and space, but also a separate guest cottage and the possibility to build an additional, spacious residence with annex elsewhere in the grounds.

The Grounds

Upon entering the fenced part of the property you'll find a utility store on the right, housing the newly updated electrical system (2024), including an inverter, a 14.4 kWh battery, and a new fresh water pump. In front of the store, five water tanks provide a large fresh water supply, which is automatically topped up weekly by Web. Adjacent to this area is a well maintained vegetable garden and a shed for garden tools, ideal for those who enjoy a self-sufficient lifestyle.

Guest Cottage

Further along the property is a charming, detached cottage of 20.5 m² (221 sq ft), featuring an en-suite bathroom of 3.5 m² (38 sq ft). Surrounding the cottage is a spacious 35 m² (377 sq ft) porch with an outdoor kitchen. A wonderful place for guests, and also perfectly suited for rental purposes.

Main Residence

Upon entering the main house, the open and airy architectural style immediately stands out. The house is fully fitted with hardwood shutters all around, ensuring a constant, pleasant breeze. Each shutter can be individually adjusted for comfort.

The kitchen is located near the entrance and is in open connection with the large porch, allowing indoor and outdoor living to blend seamlessly. Adjacent to the kitchen is a generous pantry of 9 m², ideal for additional storage.



The spacious open plan kitchen and living area (31.5 m² / 339 ft²) boasts breathtaking views of the kunuku and the east coast and radiates peace and a strong connection to nature.

The living area leads past a small bedroom (8.75 m² / 94 ft²), currently used as a study/dressing room, but also very suitable as a third bedroom.

Adjacent, on the other side of the house is a large bedroom (19 m² / 204 ft²) with an adjoining exceptionally spacious en-suite bathroom of nearly 17 m² (183 sq ft), complete with dual sinks, a bidet, toilet, and large freestanding shower.

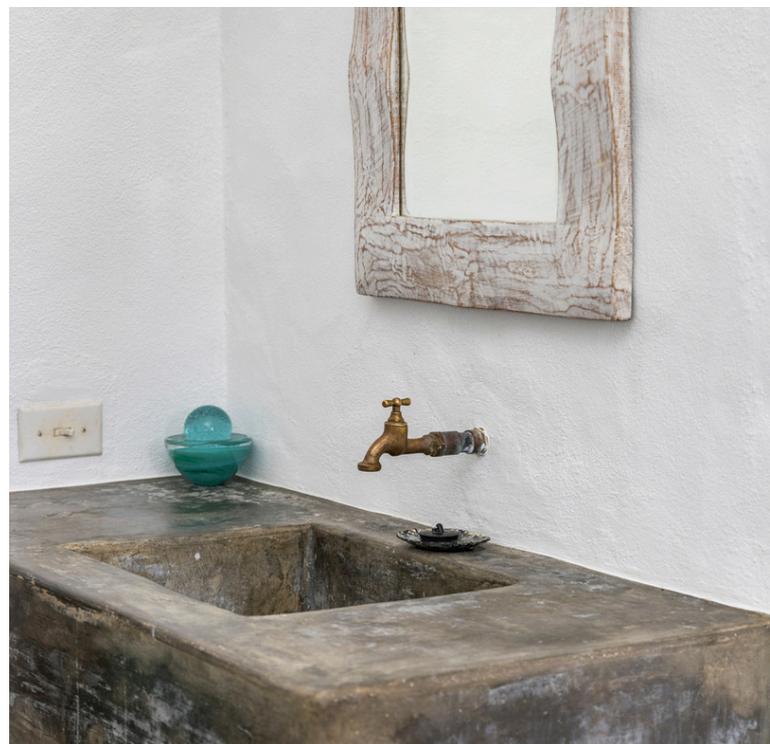
Rooftop Terrace

In 2022, the second floor was upgraded to include an exceptionally large en-suite master bedroom (48 m² / 516 ft²) with outstanding 360 degree views across the countryside and east coast. The spacious rooftop terrace, ideally positioned to catch the breeze, is a fantastic place to enjoy the sunset. A special feature is the skylight above the bed, allowing you to admire the starry sky directly from your bed at night.

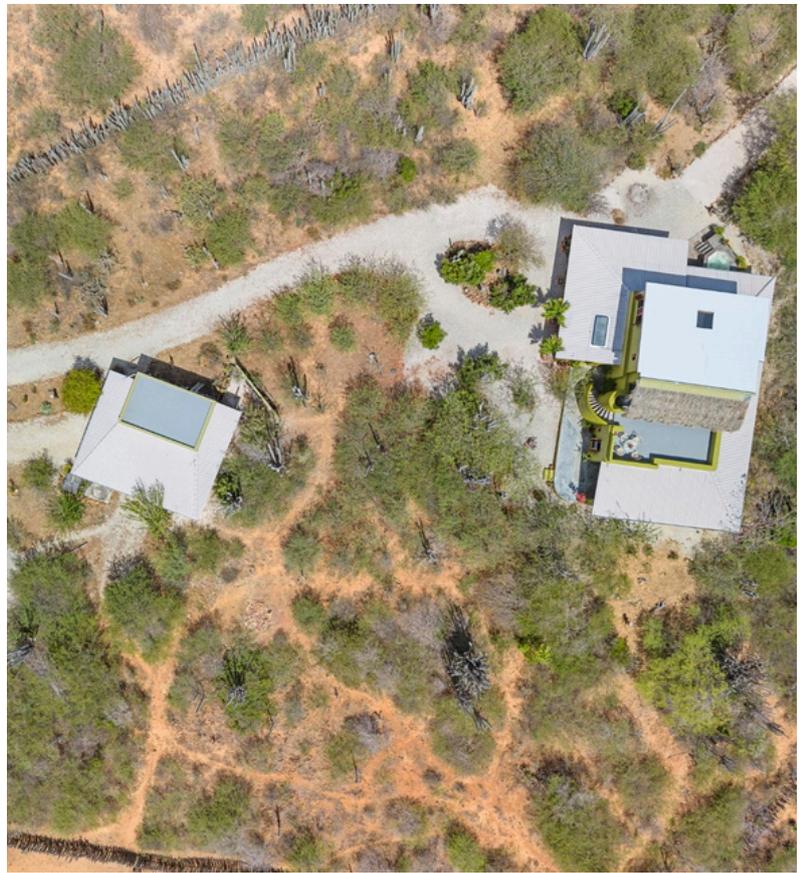
Outdoor Living

Several atmospheric spots for relaxation are spread across the property. These include a jacuzzi, a pétanque (jeu de boules) court for relaxing afternoons, and ample space to enjoy the surrounding nature. Thanks to the ideal Kunuku location, mosquitoes are hardly present, allowing windows and shutters to remain open all the time.

A truly unique property for those seeking freedom, comfort, and a distinctive way of living in the heart of nature, without sacrificing modern conveniences.



***Peace, Space &
Exceptional
Privacy***



Unique Rural Estate





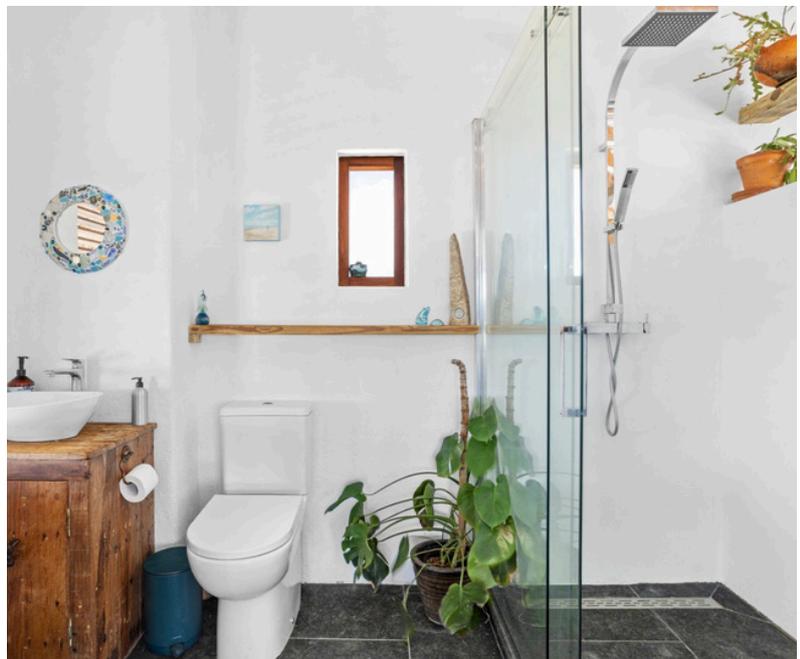
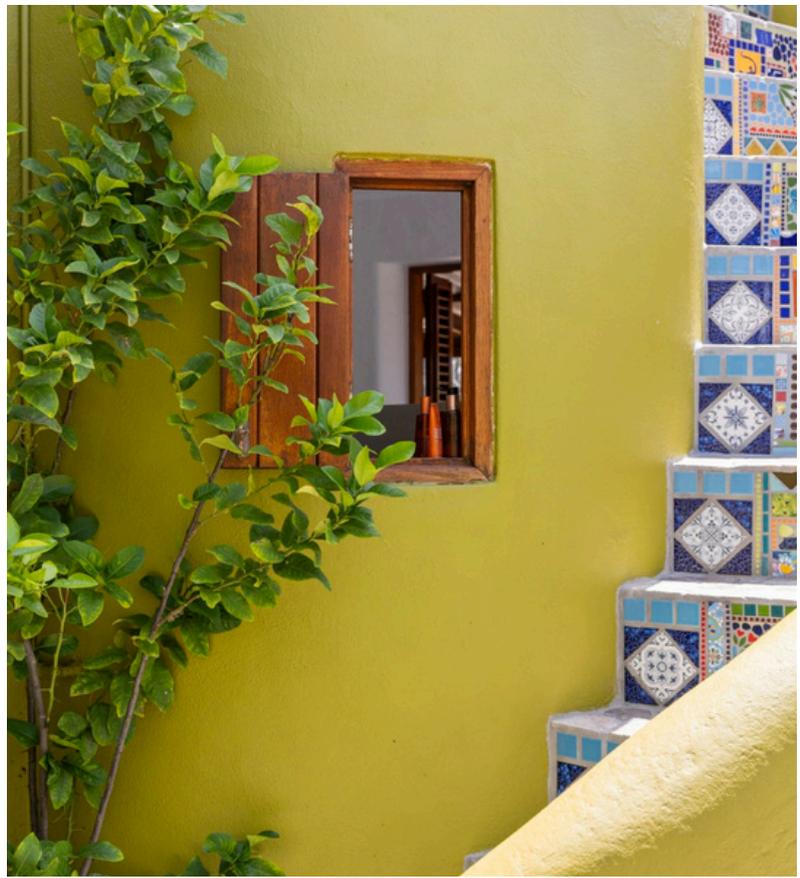
ABOUT THE HOUSE

Key Features:

- + Peace, space & exceptional privacy
- + Enormous 116,000m² freehold land
- + Jacuzzi for relaxation
- + Separate guesthouse
- + Excellent expansion potential
- + Perfectly positioned to catch a breeze
- + Security of a gated community

Technical details:

- + Construction 2004, 2nd floor upgraded 2022
- + 14 solar panels, expandable lithium battery
- + 12m³ fresh water tanks, 5 tanks
- + Fully off-grid
- + Very well constructed adobe style property
- + 110V electricity throughout the house





Annual costs

Land tax (Grondbelasting)
when property serves as main residence:
0,345% x value property.

Property tax (vastgoedbelasting)
when property is second home:
0,91% x value property.
Tax-free: \$ 70,000.-

No taxes are charged on rental income.

Closing costs

The transfer costs (closing costs) are payable by the buyer, unless specifically mentioned otherwise. These consist of:

- 5% transfer tax
- Notary costs
- Registration costs cadaster

Calculate the exact costs on our website:
harbourtownbonaire.com/en/buyers-costs/