

EST.  1989

Harbourtown

REAL ESTATE



Kaya Topaz 11
Santa Barbara

Asking price: **\$ 1,050,000.-**

Buyers costs not included

Harbourtown Real Estate - Kaya L.D. Gerharts 20 - Bonaire, Dutch Caribbean
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Description

A detached villa built in a typical Bonaire style featuring 4 bedrooms, 2 bathrooms and a large infinity magnesium pool. Unique to the property, built in 2018/2019, is the permanent unobstructed view over Klein Bonaire and Kralendijk.

Layout

This property, offering ample privacy, is beautifully nestled behind lush greenery. There is plenty of parking space for multiple cars on the premises. At the front, there is a covered porch where, with some adjustments, an additional storage space can easily be realized.

Upon entering, you step into the very spacious living/dining room of 860 square feet (almost 80 m²). The bright kitchen with a composite gray countertop features built-in microwave/oven combination and dishwasher. The opposite kitchen island, with plenty of drawers on both sides, houses a third sink and an extra wide induction cooktop from Atag. Here, there's also a small bar area for cozy seating while the chef prepares the meal.

On the right side of the house are the 2 very spacious bedrooms. The front room is 258 square feet (24 m²) and boasts a beautiful built-in wardrobe. The primary bedroom, overlooking the pool, also features built-in closets and is a generous 312 sq.ft (29 m²). Between the bedrooms is the bathroom with double sink, double walk-in shower and toilet.

On the other side of the house are the third and fourth bedrooms, with the largest also overlooking the terrace. These bedrooms share an en-suite bathroom with an external door, ideal for use after diving. The outside sinks are built there, and this bathroom is spacious enough for storing all diving equipment. Of course, diving gear can also be stored in the front storage room equipped with folding shutter doors.

Alongside the house, there's a path leading to the terrace with a spectacular view. The infinity magnesium pool is a whopping 26 feet (8 meters) long, allowing for easy laps. Besides the pool, there is also a heated jacuzzi where you can enjoy cozy evenings with friends. The terrace has been carefully designed with most of it covered and a pool deck. Finally, between the garage and the living room, there's a laundry room with a countertop above the washing machine and dryer. Fiber optic has been installed in the house, ensuring super-fast internet. Additionally, the property features a camera system with a hard drive, allowing footage to be reviewed at a later time.





DETAILS ABOUT THE HOME

Unique details:

- + Oceanview
- + Quiet neighborhood with privacy
- + Spacious infinity pool & jacuzzi
- + Very spacious living and bedrooms

Technical details:

- 4 bedrooms, 2 bathrooms
- Freehold land
- House: 2,443 sq.ft (227 m2)
- Covered porch terrace: 721 sq.ft (67 m2)
- Covered porch front: 603 sq.ft (56 m2)
- Covered porch side: 290 sq.ft (27 m2)



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Bonairian villa with ocean view







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 costs of transfer (closing costs) are for account of the buyer, unless specifically mentioned otherwise. These consist of:

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

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