



FOR SALE

Kaya Balau 7 - Detached house with covered porch and great potential, located on a quiet street in Antriol

Kaya Balau 7, Antriol

US\$ 325,000

Asking price · Buyers Costs



🛏 3 bedrooms

🛀 1 bathrooms

🏠 120 m2

📏 445 m2

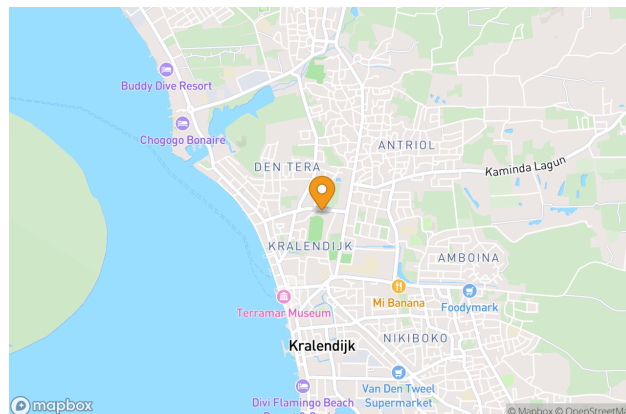
🏠 House

Specifications

Neighbourhood	Antriol
Address	Kaya Balau 7
Land	Leasehold
Bedrooms	3
Bathrooms	1
Total living area	120 m2
Total ground area	445 m2
Maintenance status	voldoende

Features

Parking



Approximate location. The exact address is available on request.



Description

Located on a quiet street in the residential area of Antriol, you will find this detached home offering an attractive combination of comfortable living and appealing investment opportunities. The property is suitable for owner-occupation, but thanks to its practical layout and convenient location, it is also highly suitable for long-term rental. Inside, you will find a functional and well-organized layout with a spacious living room and open kitchen, which together create a bright and pleasant living space where everyday life flows effortlessly. The 3 bedrooms and 1 bathroom make the home ideal for a family, while also being very appealing to tenants seeking a comfortable residence in a central location. At the front of the house, there is a generous covered porch, a wonderful place to enjoy Caribbean outdoor living, with ample space for a seating or dining area in the shade.

The home is situated on a large lot, offering plenty of possibilities for further landscaping, garden design, parking, or expansion of the building within the applicable regulations. An interesting advantage is that, in accordance with current RO regulations, it is possible to build a second home on the second floor, provided the necessary permit has been obtained. The location is also favorable in relation to daily amenities and the center of Kralendijk, contributing to both living comfort and rental appeal. In short, a solid property with space, potential, and a central location.

- located on a quiet street in the residential area of Antriol,
- living room and open kitchen with plenty of light and space,
- covered porch with shaded seating or dining area,
- spacious lot with potential for garden, parking, or expansion,
- suitable for owner-occupation or long-term rental,
- central location close to amenities and Kralendijk,
- ceramic floor tiles throughout the entire house and on the covered porch,
- aluminum sliding windows and doors,
- gable roof fitted with corrugated sheets.

Layout

Access to the house is through the covered front porch, which provides space for shaded seating or dining. From the porch, you enter the living room with an open kitchen, creating one connected living space.

The living room provides access to all three bedrooms and the bathroom. Outside, the house stands on a spacious lot with room for a garden, parking, or expansion within the applicable regulations.

Technical specifications

- 110 & 220 Volt,
- air conditioning (only in the master bedroom).

Living area is based on net indoor space plus covered outdoor space.

Ownership and zoning

Registered at the Land Registry Office Kadaster, number 4-D-1978. Long lease until June 8, 2053.

Extract from Ruimtelijk Ontwikkelingsplan Bonaire (zoning plan)

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

Link to zoning description: [Zoning "Woongebied - I"](#)

Costs and conditions

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.

Photographs















Interested in this property?

Our team is on Bonaire and will arrange a viewing or answer any question about this property.

Sunbelt Realty Bonaire

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