FOR SALE

Kaya Chroom 10 - Spacious tropical family home with pool and rooftop terrace in Nawati

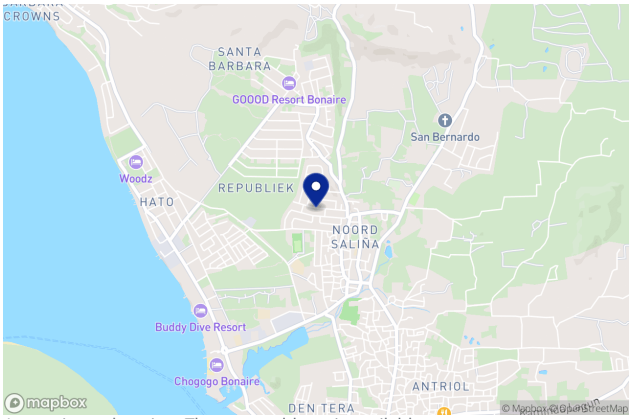
Kaya Chroom 10, Nawati

US$ 692,000
Asking price · Buyers Costs

4 bedrooms | 2.5 bathrooms | 222 m² | 947 m² | Home

Specifications

Neighbourhood	Nawati
Address	Kaya Chroom 10
Land	Leasehold, until 16 November 2055
Bedrooms	4
Bathrooms	2.5
Total living area	222 m²
Total ground area	947 m²
Year built	2014
Maintenance status	good



Approximate location. The exact address is available on request.

Highlights

- Spacious detached family home with 4 bedrooms
- Private pool with a pool terrace and covered outdoor area
- Rooftop terrace with panoramic views towards the Caribbean Sea and Klein Bonaire
- Tropical garden with 2 fillable water tubs for rinsing diving and snorkeling equipment

Description

Located in the desirable residential area of Nawati, this spacious detached family home sits on a generous lot where comfortable living and the tropical outdoor lifestyle come together naturally. With comfortable living spaces, a private swimming pool, multiple terraces and panoramic views towards the Caribbean Sea and Klein Bonaire, the property offers an appealing combination of space, privacy and relaxed island living. Thanks to its practical layout, the home is particularly suitable for larger families and also offers attractive potenial for long-term rental. Upon entering, the spacious living room and dining area immediately stands out. The high sloping ceiling with exposed wooden beams adds character and enhances the open and airy feel of the interior. Large windows and doors allow plenty of natural light to enter and create a pleasant transition between the indoor and outdoor living spaces. A natural stone feature wall adds warmth and character to the living room. Adjacent to the living area, is a U-shaped kitchen, offering ample worktop and storage space.

The property offers 4 spacious bedrooms. All bedrooms are equipped with air conditiong and a ceiling fan. The home also includes 2.5 bathrooms and storage space. One of the main highlights of this property is the outdoor area. The private pool forms the centerpiece of the garden and is surrounded by a pool terrace with room for sun loungers, a lounge area and an outdoor dining table. Directly adjoining the home is a covered terrace where you can relax comfortably in the shade while enjoying Bonaire's cooling trade winds. The tropical garden with mature vegetation and palm trees creates an inviting Caribbean atmosphere. An exterior staircase leads to the rooftop terrace, where you can enjoy impressive panoramic views over the surrounding area.

Please note: all loose plants and planters in the garden and around the pool visible in the photos are property of the current tenants and are expressly not included in the sale.

Layout

Entrance via the covered terrace at the front, living room with U-shaped kitchen, laundry room, bedroom 1 and bedroom 2 with a shared bathroom, 3rd bedroom with storage space and stairs leading to the second floor, where bedroom 4 with its own bathroom is located. Sliding doors in the living room provide access to the covered terrace at the rear of the home. The rooftop terrace can be accessed via the exterior staircase.

Technical specifications

110 and 220 Volt
Air conditioning in all bedrooms
Ceiling fans in the living room and all bedrooms
Electric boiler for all bathrooms

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

Ownership and zoning

Registered at the Land Registry Office Kadaster, number 4-A-1282.

Extract from Ruimtelijk Ontwikkelingsplan Bonaire (zoning plan)
Link to zoning plan map: **Map**
Link to zoning description: **Zoning "Woongebied II"**

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

Hello Summer
HELLO SUMMER
HELLO SUMMER

Interested in this property?

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

Sunbelt Realty Bonaire
Kaya Grandi 41, Kralendijk, Bonaire
+599 717 6560 · info@sunbeltbonaire.com