



FOR SALE

Kaya Kuadria 9 - home with attached guest suite

Kaya Kuadria 9, Nikiboko

US\$ 480,000

Asking price · Buyers costs



🏠 3 bedrooms

🚿 3 bathrooms

🏠 133 m²

📏 752 m²

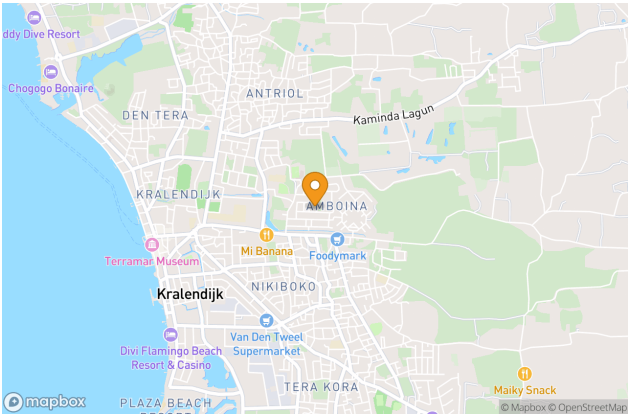
🏠 House

Specifications

Neighbourhood	Nikiboko
Address	Kaya Kuadria 9
Land	Leasehold
Bedrooms	3
Bathrooms	3
Total living area	133 m2
Total ground area	752 m2
Year built	2007
Maintenance status	Goed

Features

Swimming pool
Air conditioning
Parking



Approximate location. The exact address is available on request.



Description

Are you looking for an ideal, spacious home for yourself or your family? This semi-detached house in the popular Nikiboko neighborhood offers everything you need. Perfect for who want to enjoy comfort, tranquility, central location and proximity to restaurants, bars, shops and local eateries.

Kaya Kuadria 9 has a spacious, bright living room with open kitchen. The kitchen is equipped with modern built-in appliances. In addition, the main residence has 2 bedrooms, 2 bathrooms and a studyroom. The house is extended at the back. This area contains a small living room, bathroom and a spacious bedroom. This space can be perfectly used as a guesthouse, as it can be accessed both via the covered porch and internally through the study room. With a small adjustment, you can even use this guesthouse as a separate studio. The property not only offers a spacious home, but also a large garden with a porch and swimming pool. The garden provides enough space for parking your car. The pool with sun terrace and a outdoor shower offers plenty of opportunities to relax and enjoy outdoor living.

This place offers the perfect combination of comfortable living, convenient location and a relaxed island life on Bonaire. Don't miss this unique opportunity to own your own piece of paradise on Bonaire.

- located in Nikiboko,
- beautiful detached house, ideal for families,
- bright and spacious living room with open kitchen,
- spacious covered porch,
- private swimming pool with sun terrace and outdoor shower,
- parking area for several cars,
- air conditioning in the bedrooms and in the kitchen.

Layout

Entrance is via the covered terrace on the left side, leading into the living room and open kitchen. The kitchen has built-in appliances.

The main residence includes bedroom 1 with an ensuite bathroom, bedroom 2, bathroom 2, and a study room. The study room provides internal access to the extended area at the back, which contains a small living room, bathroom 3, and bedroom 3. This area can also be accessed through the covered porch.

Outside, the property has a garden with a covered porch, swimming pool, sun terrace, and outdoor shower. The garden also provides parking space for several cars.

Technical specifications

- 110 and 220 Volt,
- air conditioning in all bedrooms and kitchen.

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

Ownership and zoning

Registered at the Land Registry Office Kadaster, number 4-E-3020. Long lease until May 2066.

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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