Sunbelt Realty



FOR SALE

Kaya Kuadria 9

Nikiboko · Bonaire

An extended living area can function as a guesthouse, with access from both the covered porch and the main home.

US$ 460,000

Asking price
Buyers costs

- 3 bedrooms
- 3 bathrooms
- 133 m² living
- 752 m² plot
- Home

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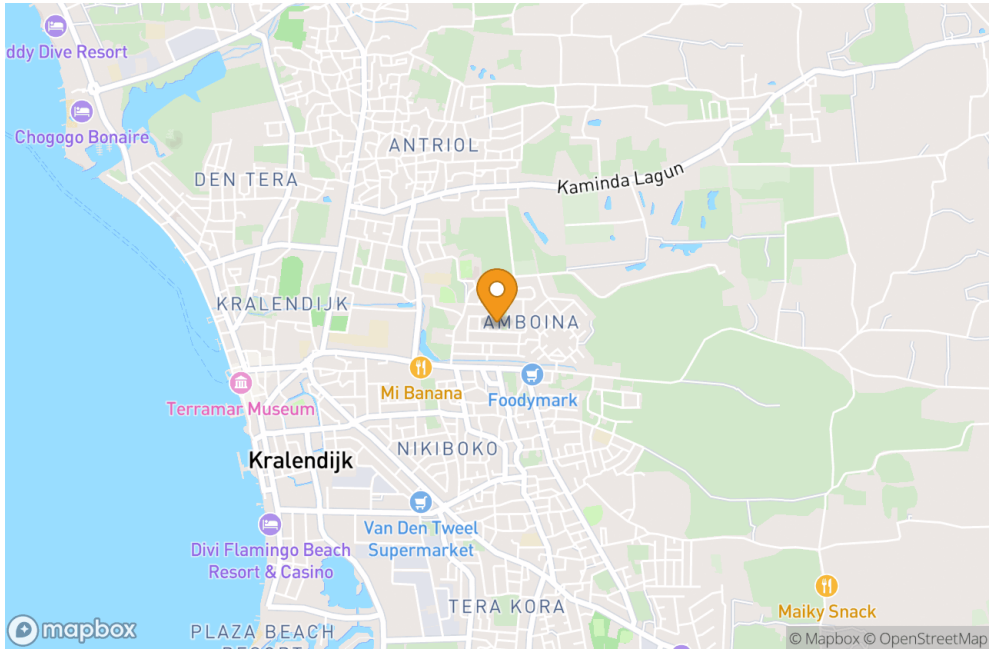
THE HIGHLIGHTS

What makes it special

- Three-bedroom home on a 752 m² plot
- 133 m² living area
- Attached guest suite with private porch
- Internal connection between main home and guest suite
- Private pool with sun terrace and outdoor shower
- Spacious covered porch for outdoor living
- Nikiboko location close to shops and restaurants

The location

Nikiboko · Bonaire



Approximate location. The exact address is available on request.

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THE HOME

Kaya Kuadria 9 - home with attached guest suite

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.

The home at a glance

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

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GOOD TO KNOW

The practical details

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"**

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GOOD TO KNOW

The practical details

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.

My notes

Ideas, questions and impressions from your viewing.

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THE PHOTO GALLERY

Step inside


Kitchen and dining area


Living room


Living room


Home office


Living room

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THE PHOTO GALLERY

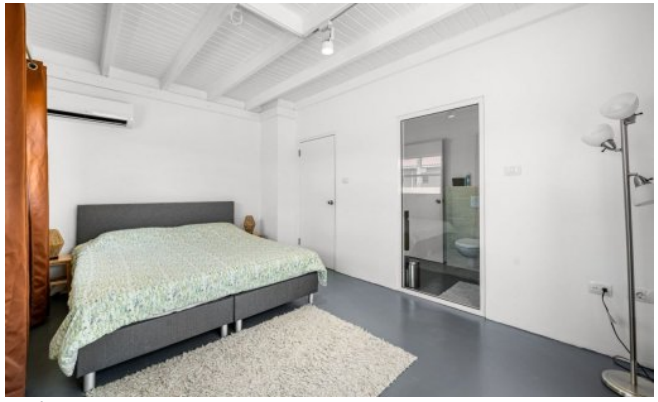
Bedrooms & bathrooms


Bedroom


Bathroom


Bedroom


Bathroom


Bedroom


Bathroom

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THE PHOTO GALLERY

Outdoor living & surroundings


House and pool


Covered terrace


House and pool

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SEE IT FOR YOURSELF

Experience it for yourself

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

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View the property online

sunbeltbonaire.com/en/for-sale/kaya-kuadria-9-home-with-attached-guest-suite

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