



FOR SALE

Kaya Mazurka 4 - Atmospheric family home with a spacious porch and tropical garden in Nikiboko

Kaya Mazurka 4, Nikiboko

US\$ 525,000

Asking price · Buyers Costs



🛏 2 bedrooms

🛀 2 bathrooms

🏠 123 m2

📏 632 m2

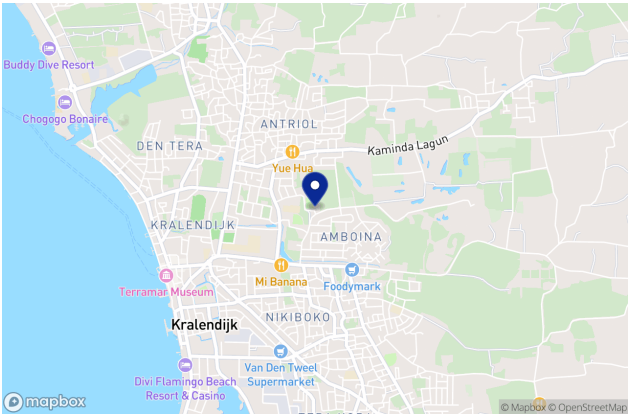
🏠 House

Specifications

Neighbourhood	Nikiboko
Address	Kaya Mazurka 4
Land	Leasehold
Bedrooms	2
Bathrooms	2
Total living area	123 m2
Total ground area	632 m2
Year built	2007
Maintenance status	Uitstekend

Features

Air conditioning
Garage
Parking



Approximate location. The exact address is available on request.



Description

Located at Kaya Mazurka 4, in the popular residential area of Nikiboko, this surprisingly spacious family home offers a practical layout combined with generous indoor and outdoor living areas. It is ideally suited for families looking for comfortable living in a central location on Bonaire.

The bright living room forms the heart of the home and is characterized by its high ceilings and pleasant amount of natural light. The kitchen connects seamlessly to the living area and offers ample cabinet and workspace. Adjacent to the kitchen is a separate pantry, ideal for neatly storing groceries and household essentials. The home features 2 spacious bedrooms, each with its own ensuite bathroom. At the rear of the property is a generous, largely covered porch. This inviting outdoor area forms a natural extension of the home and offers plenty of space for a dining table, lounge area and, if desired, an outdoor kitchen or barbecue. Thanks to the wooden structure and direct connection to the garden, it is a wonderful place to enjoy Bonaire's outdoor lifestyle throughout the year. Practicality has also been considered along the side of the property, where a spacious covered carport provides sheltered parking and protection from the strong Caribbean sun. The garage is currently used as a laundry and storage area and offers plenty of additional storage possibilities.

The garden is generously laid out and features mature tropical landscaping, including colorful bougainvillea and a variety of trees and plants that create a green and relaxed atmosphere. The mature trees also provide natural shade in several areas. Thanks to the spacious layout, there are plenty of possibilities to create multiple seating areas or further customize the garden to your own preferences. The combination of lush landscaping, wooden terraces and the connection to the covered porch creates a pleasant transition between indoor and outdoor living. Various supermarkets, shops, schools and other daily amenities are located nearby. The center of Kralendijk can also be reached within just a few minutes. Kaya Mazurka 4 therefore offers an attractive combination of comfortable living, generous outdoor space and a central location. A lovely family home for those looking to enjoy relaxed and comfortable living on Bonaire.

- spacious and bright living room with high ceilings and a kitchen offering ample cabinet and counter space,
- generous, largely covered porch,
- covered carport for two vehicles,
- tropical garden with mature landscaping and natural shade.

Layout

From the entrance, the home leads into the living room and open-plan kitchen. The living room has high ceilings and natural light, while the kitchen offers ample cabinet and workspace. A separate pantry is located next to the kitchen.

On the left side are Bedroom 1 with bathroom 1 and Bedroom 2 with bathroom 2. On the right side are the garage, currently used as a laundry and storage area, the computer room, and the garden room with access to the partly covered backyard. At the rear, the covered porch connects to the tropical garden, with space for outdoor seating and dining.

Technical specifications

- 110 and 220 Volt,
- air conditioning in the living room, both bedrooms, and the garage,
- ceiling fans in the living room, both bedrooms, and the covered porch,
- electric boiler,
- solar panels with 300-340 Kwh.

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-3023. Long lease until January 2, 2067.

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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