



FOR SALE

Kaya Mazurka 4 - home with large covered porch

Kaya Mazurka 4, Nikiboko

US\$ 525,000

Asking price · Buyers Costs



🏠 2 bedrooms

🚿 2 bathrooms

🏠 123 m2

📏 632 m2

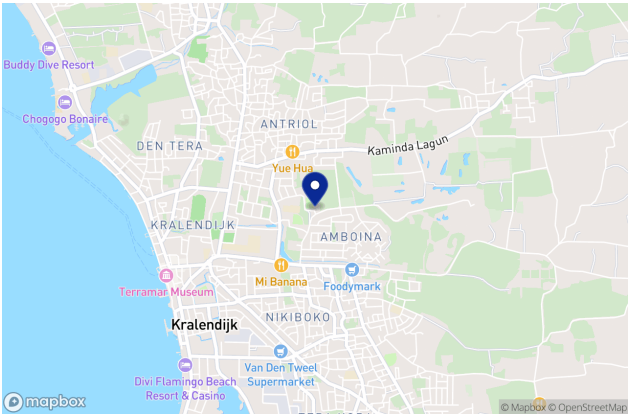
🏠 House

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 in Nikiboko on Bonaire, this house offers 123 m² of indoor space on a 632 m² plot. Built in 2007 and in excellent condition, it has a practical layout with the living room and open-plan kitchen at the heart of the home.

High ceilings and natural light give the living room an open feel, while the kitchen provides ample cabinet and workspace alongside a separate pantry. Two bedrooms are positioned on the left side of the home, each with its own bathroom. On the right are the garage, currently used as a laundry and storage area, a computer room, and a garden room with access to the backyard.

At the rear, the covered porch connects to the tropical garden and provides space for outdoor seating and dining. The backyard is partly covered, creating a direct connection between the interior and the outdoor areas.

Air conditioning is installed in the living room, both bedrooms, and the garage. The home also has ceiling fans in the living room, both bedrooms, and the covered porch, 110 and 220 Volt, an electric boiler, and solar panels with 300-340 kWh.

Layout

From the entrance, the home opens into the living room and connected kitchen. The living room has high ceilings, natural light, air conditioning and ceiling fans. The kitchen offers ample cabinet and workspace, with a separate pantry next to it for groceries and household essentials.

The home has 2 bedrooms, each with its own ensuite bathroom, air conditioning and a ceiling fan. The garage is used as a laundry and storage area, while the covered carport provides sheltered parking for two vehicles. At the rear, the largely covered porch opens onto the tropical garden, creating space for outdoor seating and dining. The garden has mature landscaping and natural shade, with wooden terraces connecting the indoor and outdoor areas.

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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