

FOR SALE

Kaya Mazurka 4 - Spacious family home with tropical garden in Nikiboko

Kaya Mazurka 4, Nikiboko

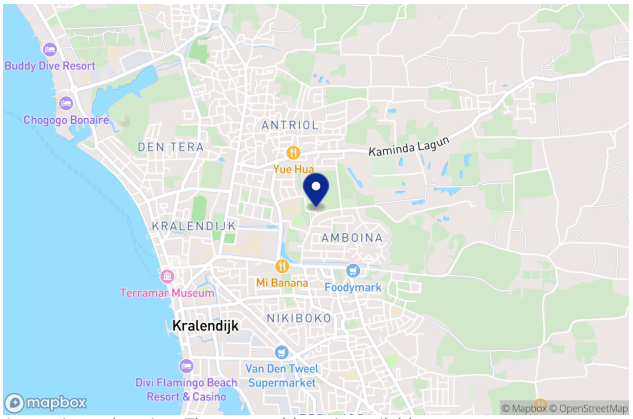
US$ 525,000
Asking price · Buyers Costs



2 bedrooms | 2 bathrooms | 123 m² | 632 m² | Home

Specifications

Neighbourhood	Nikiboko
Address	Kaya Mazurka 4
Land	Leasehold, until 2 January 2067
Bedrooms	2
Bathrooms	2
Total living area	123 m²
Total ground area	632 m²
Year built	2007
Maintenance status	Uitstekend



Approximate location. The exact address is available on request.



Highlights

- Spacious and bright living room with high ceilings
- Kitchen with ample cabinet and workspace
- Spacious covered carport for two cars
- Spacious tropical garden with mature landscaping and natural shade

Description

Located at Kaya Mazurka 4, in the popular residential neighborhood 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. Kaya Mazurka 4 therefore offers an attractive combination of comfortable living, generous outdoor space and a central location.

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.

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



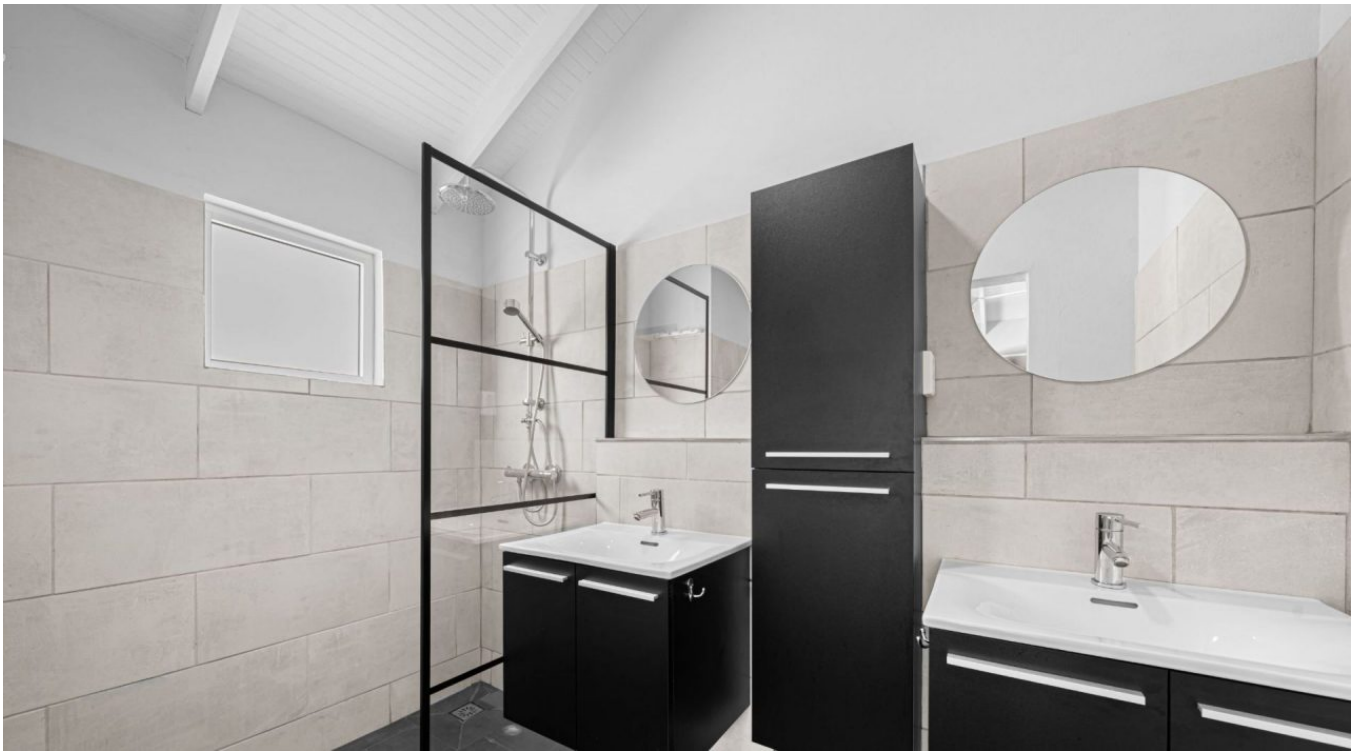




























Interested in this property?

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

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