



FOR SALE

## Kaya Pos di Karaña 4 - Charming family home in the popular residential area of Belnem

Kaya Pos di Karaña 4, Belnem

**EUR 460,000**

Asking price · Buyers costs



🛏 2 bedrooms

🚿 2 bathrooms

🏠 213 m2

📏 499 m2

🏠 House

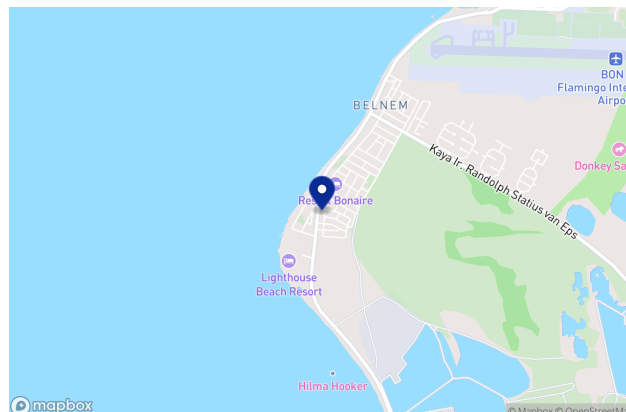
## Specifications

|                    |                      |
|--------------------|----------------------|
| Neighbourhood      | Belnem               |
| Address            | Kaya Pos di Karaña 4 |
| Land               | Leasehold            |
| Bedrooms           | 2                    |
| Bathrooms          | 2                    |
| Total living area  | 213 m2               |
| Total ground area  | 499 m2               |
| Year built         | 2013                 |
| Maintenance status | goed                 |

### Features

Air conditioning

Parking



Approximate location. The exact address is available on request.



## Description

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Located at Kaya Pos di Karaña 4, in the popular and family-friendly neighborhood of Belnem, this home offers plenty of possibilities in 'Woongebied I'. The property is practically laid out and provides ample space, comfort, and above all, potential. On the ground floor, you will find a bright living room with a dining area, a spacious kitchen, and a bedroom with an adjoining bathroom. There is also a separate guest toilet. The ground floor offers the potential to add a second bedroom with its own bathroom.

On the first floor, you will find a second bedroom with an en-suite bathroom, an office, and a partially covered terrace with a kitchenette. Thanks to this smart layout, the home is highly suitable for separate living on each floor or for (partial) rental—ideal as a guesthouse or for added privacy.

The outdoor space is equally inviting. From the porch on the first floor, you even have a view of Bonaire's characteristic salt pans. At the front of the property, there is a carport, ensuring your car is always sheltered. The garden and terraces offer plenty of opportunities to create a charming outdoor living space and fully enjoy the tropical surroundings and relaxed Caribbean lifestyle. There is also sufficient space to build a swimming pool. See photos for an impression of what this could look like.

This property not only offers a comfortable place to live but, as mentioned, plenty of potential to modernize, expand, customize, or further develop according to your own preferences.

- Located in the popular and family-friendly neighborhood of Belnem,
- 2 bedrooms, both with en-suite bathrooms,
- Can be converted into 3 bedrooms with 3 bathrooms,
- Office on the first floor (which could also serve as a walk-in closet),
- Porch on the ground floor and terrace with kitchenette on the first floor,
- Ceramic floor tiles throughout the home and on the (partially) covered terraces,
- Aluminum window frames with glass shutters and mosquito screens,
- Carport at the front providing a sheltered parking space.

## Layout

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At the front, the entrance leads into the ground floor with a living room and dining area, a kitchen, bedroom 1 with an adjoining bathroom, and a separate guest toilet. The ground floor also has a porch and offers the potential to add a second bedroom with its own bathroom.

On the first floor, bedroom 2 has an en-suite bathroom. This floor also includes an office and a partially covered terrace with a kitchenette.

Outside, the front of the property has a carport. The garden and terraces provide outdoor space, and there is sufficient space to build a swimming pool. From the first-floor porch, there is a view of Bonaire's salt pans.

## Technical specifications

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- 110 and 220 Volt,
- Air conditioning in bedrooms,
- Electric devices for warm water in showers.

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

## Ownership and zoning

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Registered at the Land Registry Office Kadaster, number 4-H-563. Long lease until February 14, 2071.

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

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Ground tax (annually): 0.345% of the value (1st residence), or Property tax (annually): 0.91% of the value (2nd residence).

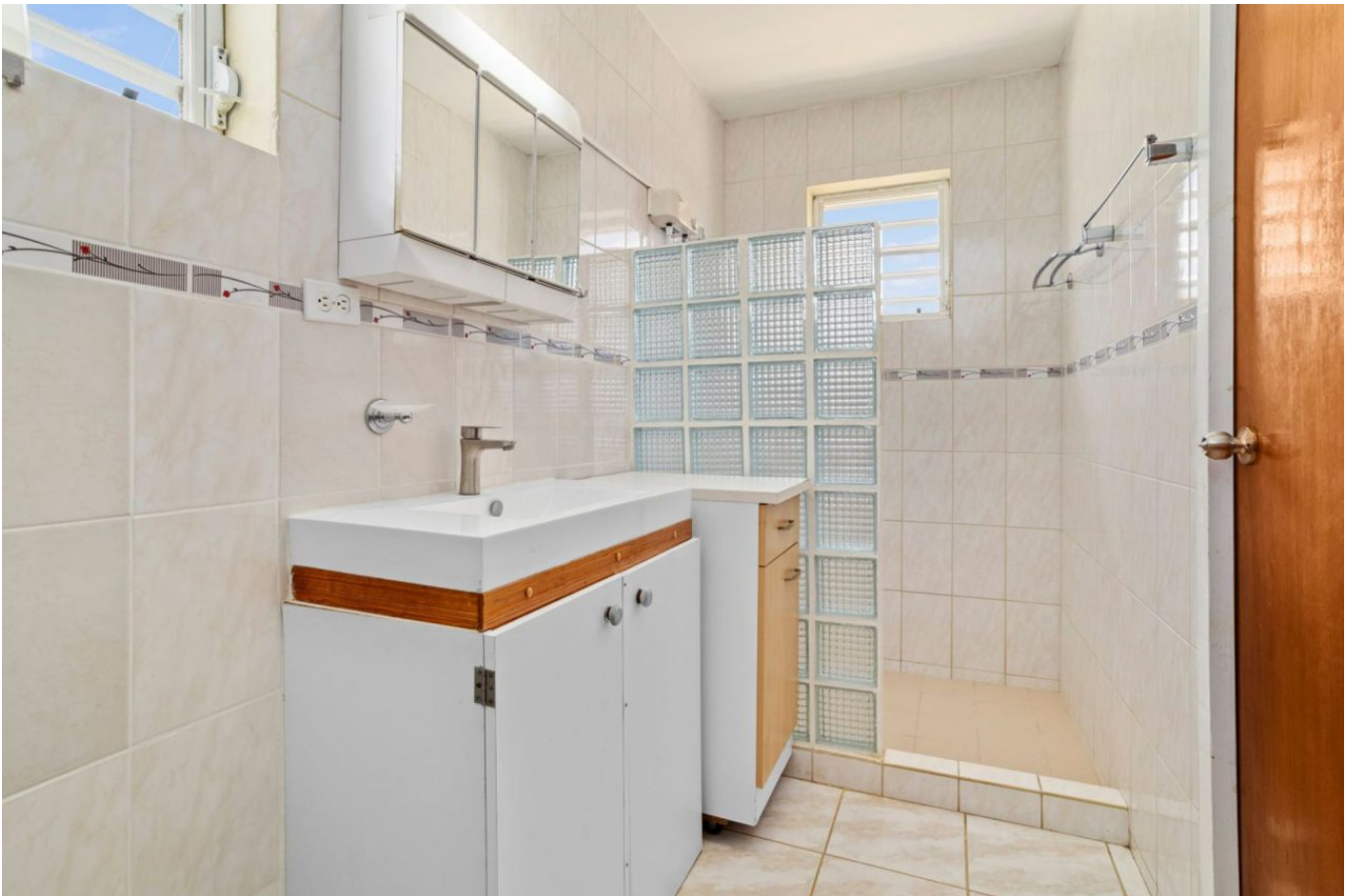
Buyers Costs consist of (one-off): 5% transfer tax, approx. 1,5% notary costs and costs of Land Registry at the office of Kadaster depending on purchase price.

## 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**

Kaya Grandi 41, Kralendijk, Bonaire

+599 717 6560 · [info@sunbeltbonaire.com](mailto:info@sunbeltbonaire.com)