Sunbelt Realty



FOR SALE

Kaya Pos di Karaña 4

Belnem · Bonaire

The smart two-level layout supports separate living on each floor or partial rental, with an upstairs terrace and...

EUR 460,000
Asking price
Buyers costs

- 2 bedrooms
- 2.5 bathrooms
- 213 m² living
- 499 m² plot
- Home

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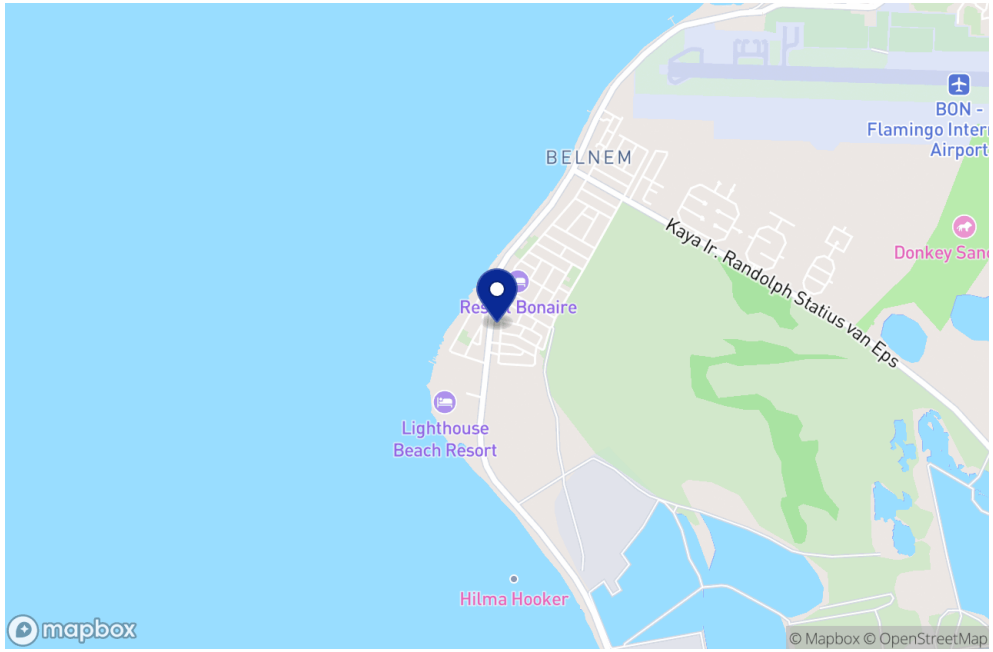
THE HIGHLIGHTS

What makes it special

- Two independently usable living levels
- 213 m² living area on a 499 m² plot
- First-floor terrace with kitchenette
- Porch overlooking Bonaire's salt pans
- Space available to add a swimming pool
- Potential to expand to three bedrooms and three bathrooms
- Residential location in Belnem

The location

Belnem · Bonaire



Approximate location. The exact address is available on request.

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THE HOME

Kaya Pos di Karaña 4 - home with two independently usable levels

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 home at a glance

Neighbourhood	Belnem
Address	Kaya Pos di Karaña 4
Land	Leasehold
Bedrooms	2
Bathrooms	2.5
Total living area	213 m²
Total ground area	499 m²
Year built	2013
Maintenance status	goed

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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.

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GOOD TO KNOW

The practical details

Layout

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

- 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

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"**

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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

Outdoor living & surroundings


Front of house

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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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info@sunbeltbonaire.com

View the property online

sunbeltbonaire.com/en/for-sale/kaya-pos-di-karana-4-home-with-two-independently-usable-levels

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