Sunbelt Realty



FOR SALE

Kaya Statius van Eps 13

Belnem · Bonaire

Two independent apartments, each with its own gate, accompany the main house in Belnem, offering potential for rental or...

US$ 575,000

Asking price
Buyers Costs

- 6 bedrooms
- 4 bathrooms
- 900 m² plot
- Home

Sunbelt Realty assumes no liability, and no rights can be derived from this information. Prepared on 2026-11-13

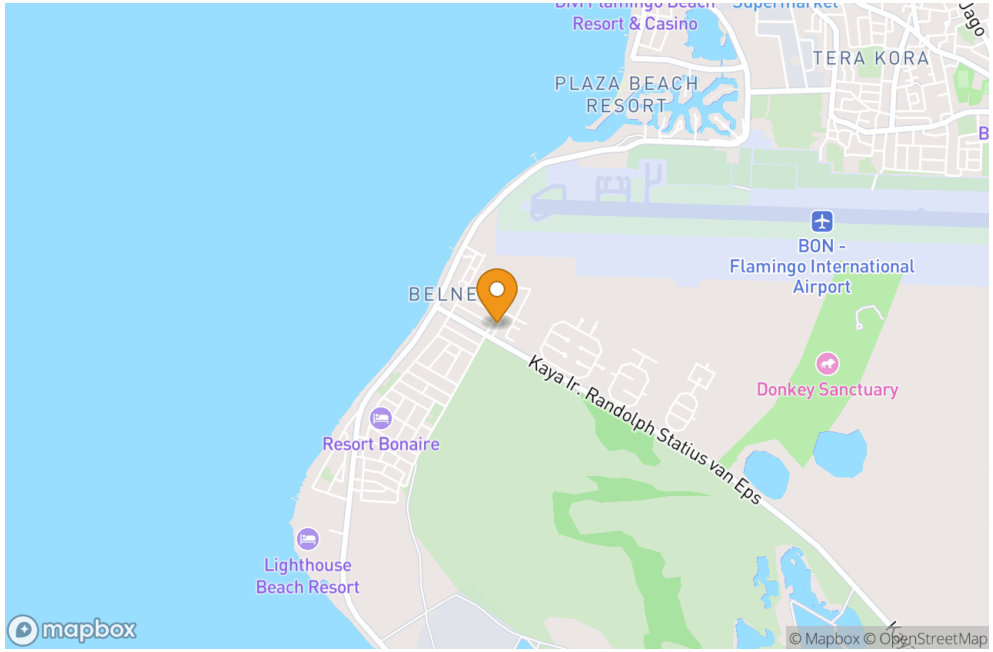
THE HIGHLIGHTS

What makes it special

- Two independent apartments with separate private gates
- Spacious plot with large surrounding garden
- Bright living room opening onto covered porch
- Large eat-in kitchen for family meals
- Central Belnem location near dining and beaches
- Air conditioning
- Parking

The location

Belnem · Bonaire



Approximate location. The exact address is available on request.

Sunbelt Realty assumes no liability, and no rights can be derived from this information. Prepared on 2026-11-13

THE HOME

Kaya Statius van Eps 13 - home with two self-contained apartments

This family home offers the perfect combination of comfortable living and the potential to generate extra income. Located on a spacious plot, the property features a charming house with 3 bedrooms and 2 independent apartments that are ideal for rental.

The house:
The main house boasts a bright living room connected to the covered porch, a lovely large eat-in kitchen, and three spacious bedrooms on the first floor. Perfect for a big family! The large garden surrounding the house provides ample space for relaxation and recreation.

The apartments:
Apartment 1, located at the front with its own gate, offers two bedrooms, a cozy living room with an open kitchen, and a bathroom. Apartment 2, also located at the front with

The home at a glance

Neighbourhood	Belnem
Address	Kaya Statius van Eps 13
Land	Leasehold
Bedrooms	6
Bathrooms	4
Total ground area	900 m²
Maintenance status	goed

Sunbelt Realty assumes no liability, and no rights can be derived from this information. Prepared on 2026-11-13

an own gate, features one bedroom, a living room with an open kitchen, and a snug bathroom. These apartments are perfect for rental or for when family or friends come to visit.

Location:
Kaya Statius van Eps 13 is situated in a very central location in Belnem. The main road leads directly to Sorobon, where perfect conditions for windsurfing can be found. The EEG Boulevard is just around the corner, leading you directly to various dining spots where you can enjoy a cocktail at sunset or a meal by the sea. This road also heads south to several beautiful dive spots and the kite beach.

Are you ready to seize this unique opportunity? Contact us today for more information or to schedule a viewing!

Sunbelt Realty assumes no liability, and no rights can be derived from this information. Prepared on 2026-11-13

GOOD TO KNOW

The practical details

Layout

The main house has a ground floor with a spacious porch, living room, kitchen and bathroom, with stairs leading to the first floor. Upstairs, a large hall leads to two bedrooms at the front, a third bedroom at the back, and a bathroom at the back.

Apartment 1 is reached through its own gate at the front and has a spacious porch with an outdoor kitchen, a living room, a bedroom at the front, a bathroom in the middle, and a second bedroom at the back.

Apartment 2 also has its own gate at the front. It comprises a living room with an open kitchen, a bedroom with a bathroom, and a porch at the back. The large garden surrounds the main house.

Technical specifications

- 110 & 220 volt,
- air conditioning in bedrooms,
- hot water supply.

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

Ownership and zoning

Registered at the Land Registry Office Kadaster, number 4-F-345. Long lease until 16th of September 2040.

Extract from Ruimtelijk Ontwikkelingsplan Bonaire (zoning plan)

Link to zoning plan map with marker 4-F-345: **Map**
Link to zoning description: **Zoning "Woongebied II"**

Sunbelt Realty assumes no liability, and no rights can be derived from this information. Prepared on 2026-11-13

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.

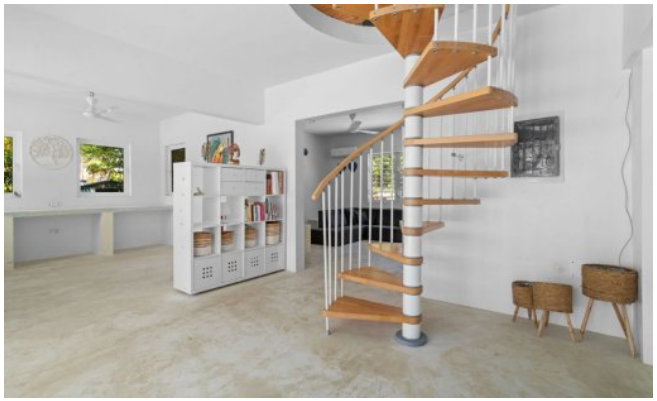
My notes

Ideas, questions and impressions from your viewing.

Sunbelt Realty assumes no liability, and no rights can be derived from this information. Prepared on 2026-11-13

THE PHOTO GALLERY

Step inside


Spiral staircase


Kitchen


Landing

Sunbelt Realty assumes no liability, and no rights can be derived from this information. Prepared on 2026-11-13

THE PHOTO GALLERY

Bedrooms & bathrooms


Bedroom


Bedroom


Bedroom

THE PHOTO GALLERY

Outdoor living & surroundings


Aerial view


Aerial view of house



House exterior


House exterior


House entrance


Driveway and house

Sunbelt Realty assumes no liability, and no rights can be derived from this information. Prepared on 2026-11-13



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.

+599 717 6560

info@sunbeltbonaire.com

View the property online

sunbeltbonaire.com/en/for-sale/kaya-statius-van-eps-13-home-with-two-self-contained-apartments

Sunbelt Realty assumes no liability, and no rights can be derived from this information. Prepared on 2026-11-13