



FOR SALE

Kaya Statius van Eps 13 - Spacious family home with two separate apartments

Kaya Statius van Eps 13, Belnem

US\$ 575,000

Asking price · Buyers Costs



🛏 6 bedrooms

🛁 4 bathrooms

△ 900 m2

🏠 House

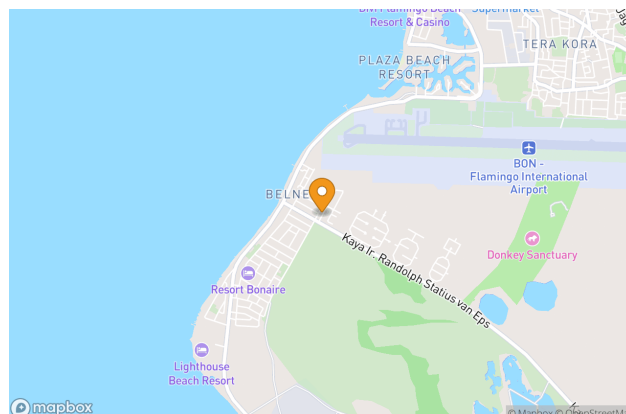
Specifications

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

Features

Air conditioning

Parking



Approximate location. The exact address is available on request.



Description

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 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!

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"](#)

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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