



## **Kaya Balau 7, Antriol**

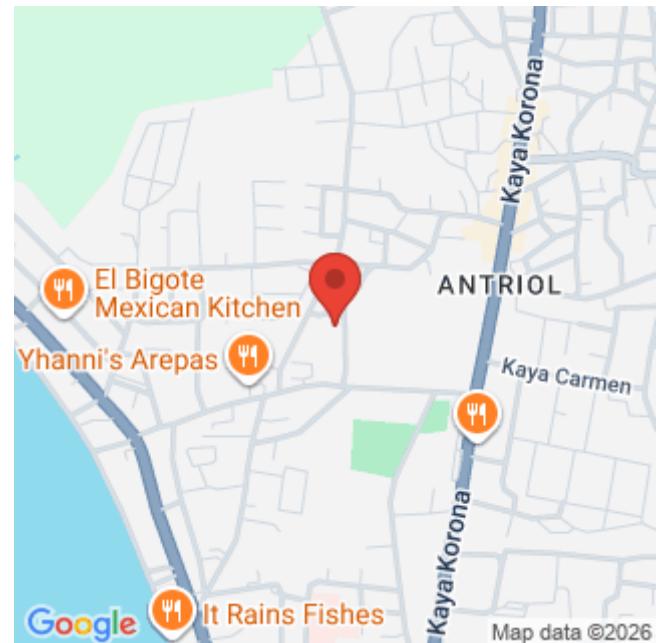
**US\$ 325,000 Asking price**

Buyers Costs

Antriol - 1,292 / 120 sq.ft./m<sup>2</sup> - 3 Bedrooms - 1 Baths

## Real Estate information

Neighborhood	Antriol
Address	Kaya Balau 7
Long Lease Land	
Bedrooms	3
Bathrooms	1
Parking	
Total living area	1,292 / 120 sq.ft./m <sup>2</sup>
Total ground area	4,790 / 445 sq.ft./m <sup>2</sup>
Maintenance status	moderate



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.

Registered at the Land Registry Office Kadaster, number 4-D-1978. Long lease until June 8, 2053.



## Features

Located on a quiet street in the residential area of Antriol, you will find this detached home offering an attractive combination of comfortable living and appealing investment opportunities. The property is suitable for owner-occupation, but thanks to its practical layout and convenient location, it is also highly suitable for long-term rental. Inside, you will find a functional and well-organized layout with a spacious living room and open kitchen, which together create a bright and pleasant living space where everyday life flows effortlessly. The 3 bedrooms and 1 bathroom make the home ideal for a family, while also being very appealing to tenants seeking a comfortable residence in a central location. At the front of the house, there is a generous covered porch, a wonderful place to enjoy Caribbean outdoor living, with ample space for a seating or dining area in the shade.

The home is situated on a large lot, offering plenty of possibilities for further landscaping, garden design, parking, or expansion of the building within the applicable regulations. An interesting advantage is that, in accordance with current RO regulations, it is possible to build a second home on the second floor, provided the necessary permit has been obtained. The location is also favorable in relation to daily amenities and the center of Kralendijk, contributing to both living comfort and rental appeal. In short, a solid property with space, potential, and a central location.

- located on a quiet street in the residential area of Antriol,
- living room and open kitchen with plenty of light and space,
- covered porch with shaded seating or dining area,
- spacious lot with potential for garden, parking, or expansion,
- suitable for owner-occupation or long-term rental,
- central location close to amenities and Kralendijk,
- ceramic floor tiles throughout the entire house and on the covered porch,
- aluminum sliding windows and doors,
- gable roof fitted with corrugated sheets.



## Lay out

Access to the house is via the covered front porch. Upon entering, you step directly into the living room with an open kitchen, which is centrally located within the home. From the living room, all three bedrooms and the bathroom are easily accessible.

## Technical specifications

- 110 & 220 Volt,
- air conditioning (only in the master bedroom).

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

## Zoning plan

Extract from Ruimtelijk Ontwikkelingsplan Bonaire (zoning plan)

Link to zoning plan map with marker: [Map](#)

Link to zoning description: [Zoning "Woongebied - I"](#)









