



## Kaya India 5, Kralendijk

US\$ 485,000 Asking price, including inventory

SOLD

Buyers Costs

Kralendijk - 3,165 / 294 sq.ft./m2 - 4 Bedrooms - 4 Baths

## Real Estate information

Neighborhood	Kralendijk
Address	Kaya India 5
Long Lease Land	
Bedrooms	4
Bathrooms	4
Parking	
Guesthouse	
Air Conditioning in bedrooms	
Total living area	3,165 / 294 sq.ft./m2
Total ground area	7,363 / 684 sq.ft./m2
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. 2% 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-1509, expiration date: January 29th 2052.



## Features

Within walking distance of the center of Kralendijk, close to the boulevard, shops, supermarkets and cozy restaurants, you will find this centrally located family home with guest accommodations. From the moment you enter the house, you will be astonished how spacious it is, what is emphasized by the high ceilings. This gives the house a nice and spacious effect. The house offers enough space for your family. The house is also surrounded by a spacious front and back garden with beautiful tropical plants and trees.

Alongside the main house, are two guest accommodations. Both have a bedroom, a bathroom, a kitchen and private outdoor area and are therefore very suitable for the stay of your guests or offers the possibility to rent it out for long term.

- Within walking distance from the center of Kralendijk and the Caribbean Sea,
- Living room with adjacent covered terrace,
- Tropical garden with white crushed stones, tropical plants and trees,
- Wooden roof construction with eternit roof plates (possibly containing asbestos),
- Ceramic floor tiles throughout the house and terrace,
- Wooden window frames with glass,
- separate guest accommodations,
- inventory available for acquisition.



## Lay out

Main house; Entrance via front terrace, patio doors to spacious living room and kitchen. At the carport there is an outside door and a utility room. From the living room access to the rear covered terrace which is fully screened. From the living room a hall with access to the master bedroom with en-suite bathroom, 2nd bathroom accessible from the hall and also a 2nd bedroom.

Indoor guest house; Entrance via the side of the property on the ground floor, access via covered terrace, living room, kitchen, bathroom, bedroom and walk-in closet.

Separate guest studio; From the front of the house with a fixed, outside staircase to the second floor. Entrance via covered terrace. Studio with bathroom and kitchenette.

## Technical specifications

- 110 and 220 Volt,
- air conditioning in bedrooms.

## Zoning plan

Extract from Ruimtelijk Ontwikkelingsplan Bonaire (zoning plan)

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

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













