



Kaya Kitara 5&5A, Nikiboko

US\$ 424,000 Asking price

Buyers Costs

Nikiboko - 2,164 / 201 sq.ft./m² - 4 Bedrooms - 3 Baths

Real Estate information

Neighborhood	Nikiboko
Address	Kaya Kitara 5&5A
Freehold Land	
Bedrooms	4
Bathrooms	3
Parking	
Guesthouse	
Total living area	2,164 / 201 sq.ft./m ²
Total ground area	4,693 / 436 sq.ft./m ²
Maintenance status	good



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-G-4188 (261 m²) and number 4-G-4189 (175 m²).



Features

Are you looking for an ideal home for yourself or your family? This semi-detached house in the popular Nikiboko neighborhood offers everything you need: 2 houses in 1 sale! Perfect for starters or small families who want to enjoy comfort, a central location and proximity to restaurants, bars, shops and local eateries.

Kaya Kitara 5 has 3 spacious bedrooms, 2 bathrooms, and a comfortable living room with open kitchen. At the front of the house is a spacious front garden with a covered terrace, where you can relax or enjoy with friends and family.

Kaya Kitara 5A has 1 spacious bedroom, 1 bathroom, and a very spacious living room with open kitchen. In the backyard, there is a detached space that can be used as a storage or workspace. At the front of the house, you'll find a small front garden with artificial grass and a white metal fence. The covered driveway offers on-site parking.

This house offers the perfect combination of comfortable living, a convenient location and a relaxed island life on Bonaire. Don't miss this unique opportunity to own your own piece of paradise on Bonaire.

- Beautiful semi-detached house, ideal for starters or small families,
- Ideal for long-term rental and/or owner occupancy,
- Only 5 minutes by car to the center of Kralendijk,
- Saddle roof with corrugated iron,
- Ceramic floor tiles throughout the house and the covered terrace,
- Aluminum frames with aluminum shutters.



Layout

Kaya Kitara 5: Entrance at the front of the house via covered front terrace, living room/kitchen, bedroom 1, bathroom 1, bedroom 2, bathroom 2 and bedroom 3.

Kaya Kitara 5A: Entrance at the front of the house, living room, kitchen, bathroom 1/laundry room, bedroom 1, and storage space, accessible from the hallway. Access to the backyard from the back door where there is a detached stone storage shed.

Technical specifications

- 110 and 220 Volt,
- electric hot water supply.

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: [map](#)

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









