



## **Kaya Kuadria 9, Nikiboko**

**US\$ 498,000 Asking price**

Buyers costs

Nikiboko - 1,432 / 133 sq.ft./m2 - 3 Bedrooms - 3 Baths - Swimming Pool

## Real Estate information

Neighborhood	Nikiboko
Address	Kaya Kuadria 9
Long Lease Land	
Bedrooms	3
Bathrooms	3
Air Conditioning in the kitchen	
Parking	
Swimming Pool	
Air Conditioning in bedrooms	
Total living area	1,432 / 133 sq.ft./m2
Total ground area	8,094 / 752 sq.ft./m2
Construction date	2007
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-E-3020. Long lease until May 2066.



## Features

Are you looking for an ideal, spacious home for yourself or your family? This semi-detached house in the popular Nikiboko neighborhood offers everything you need. Perfect for who want to enjoy comfort, tranquility, central location and proximity to restaurants, bars, shops and local eateries.

Kaya Kuadria 9 has a spacious, bright living room with open kitchen. The kitchen is equipped with modern built-in appliances. In addition, the main residence has 2 bedrooms, 2 bathrooms and a studyroom. The house is extended at the back. This area contains a small living room, bathroom and a spacious bedroom. This space can be perfectly used as a guesthouse, as it can be accessed both via the covered porch and internally through the study room. With a small adjustment, you can even use this guesthouse as a separate studio.

The property not only offers a spacious home, but also a large garden with a porch and swimming pool. The garden provides enough space for parking your car. The pool with sun terrace and a outdoor shower offers plenty of opportunities to relax and enjoy outdoor living.

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

- located in Nikiboko,
- beautiful detached house, ideal for families,
- bright and spacious living room with open kitchen,
- spacious covered porch,
- private swimming pool with sun terrace and outdoor shower,
- parking area for several cars,
- air conditioning in the bedrooms and in the kitchen.



## Lay out

Entrance via the covered terrace on the left side. Living room, kitchen, bedroom 1 with ensuite bathroom, bedroom 2, bathroom 2, studyroom with access to the extended living area, with small living room, bathroom 3 and bedroom 3.

## Technical specifications

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

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"](#)











