



## **Kaya Kuarts 2, Santa Barbara**

**US\$ 850,000 Asking price**

Buyers Costs

Santa Barbara - 3,175 / 295 sq.ft./m<sup>2</sup> - 5 Bedrooms - 4.5 Baths - Swimming Pool

## Real Estate information

Neighborhood	Santa Barbara
Address	Kaya Kuarts 2
Freehold Land	
Bedrooms	5
Bathrooms	4.5
Swimming Pool	
Guesthouse	
Air Conditioning in bedrooms	
Air Conditioning in living room	
Total living area	3,175 / 295 sq.ft./m <sup>2</sup>
Total ground area	15,145 / 1.407 sq.ft./m <sup>2</sup>
Construction date	1993
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. 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-A-698.



## Features

Kaya Kuarts 2 is a charming family home located on a green hill in the popular and child-friendly residential area of Santa Barbara. Santa Barbara is characterized by its very central location on the island, the very pleasant and quiet atmosphere and beautiful green surroundings. Shops, supermarkets and cozy restaurants are just 10 minutes away.

This beautiful house has a big swimming pool, three bedrooms, all with air conditioning, two and half bathrooms and a very spacious living room and dining room that is also air conditioned. There is a fully screened terrace in the back of the house and another covered terrace at the front of the house. On the spacious covered terrace at the front of the house, you can not only enjoy the beautiful garden with colorful tropical plants and flowering trees supplemented with white crushed stones, but here you can also enjoy a beautiful view. The large air conditioned workshop and carport are located on the street side with another carport on the top side, allowing 2 accesses to the property.

In the garden you will find the guesthouse with its own porch, living space with open kitchen, 2 bedrooms and 2 bathrooms. A perfect place for your guests or long term tenants. Due to the location of the guesthouse you will find peace and privacy.

- Located in the desirable residential area Santa Barbara,
- Living room with adjacent covered terrace at the front of the house,
- Fully screened terrace in the back,
- Large swimming pool with sun deck and adjacent gazebo with wet bar (kitchen),
- Beautiful tropical garden with white crushed stones, tropical plants and trees,
- Jacuzzi with gazebo,
- 2 Carports with different street side accesses,
- Large air-conditioned workshop with carport,
- Laundry room and bonus room, both with built-in storage, located underneath the front terrace,
- Guesthouse consist of 2 bedrooms and 2 bathrooms,
- Only 10 minutes to the center of Kralendijk.



## Lay out

Entrance via covered terrace to living room, spacious kitchen, hall, bedroom 1, bathroom 1, bedroom 2, master bedroom with private bathroom. Rear screened terrace, pantry, and half bath accessible from outside.

Guesthouse consist of covered porch, living space with open kitchen, bedroom 1, bathroom 1, bedroom 2 and bathroom 2.

## Technical specifications

- 220 and 110 Volt,
- air conditioning in living room, kitchen and bedrooms,
- ceiling fans in bedrooms, living room and covered terrace,
- drip system in the garden,
- swimming pool- pump and filter installation (chlorine),
- hot water supply.

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

## Zoning plan

Extract from Ruimtelijk Ontwikkelingsplan Bonaire (zoning plan)

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

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











