



Kaya Nikiboko Zuid 63, Nikiboko

US\$ 995,000 Asking price **SALE PENDING**

Buyers cost

Nikiboko - 12 Bedrooms - 8 Baths

Real Estate information

Neighborhood	Nikiboko
Address	Kaya Nikiboko Zuid 63
Freehold Land	
Bedrooms	12
Bathrooms	8
Holiday Rentals allowed	
Parking	
Air Conditioning in bedrooms	
Total ground area	8,073 / 750 sq.ft./m2
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-G-1061.



Features

Very centrally located, within walking distance of the largest supermarkets in Kralendijk, you will find this building consisting of 4 apartments. Restaurants, bars, shops and local eateries can be found within short distances. The apartments offer enough space to live as a family with three bedrooms and two bathrooms. The 2 apartments on the ground floor have a porch at the front and a spacious garden at the back. The 2 apartments on the top floor have a porch at the front and a staircase at the back to the spacious roof terrace with beautiful views over the island. This is the perfect location for your own residence, long term rental, but also holiday rental, office space and a hotel are allowed.

- Building with 4 apartments,
- 2 units hold a living room, kitchen, 3 bedrooms, 2 bathrooms, covered porch and roof terrace,
- 2 units hold a living room, kitchen, 3 bedrooms, 2 bathrooms, covered porch and a garden,
- great short and/or long term rental possibilities
- accessibility: 3 minutes by car to the center of Kralendijk,
- within walking distance of the supermarkets,
- ceramic floor tiles throughout the apartments,
- aluminum window frames with glass panels and screens,
- parking on site.



Lay out

Ground floor apartments, entree trough the front garden to the porch and frontdoor. Trough the frontdoor access to open plan living- and kitchen area and a hal. Trough the hal access to 3 bedrooms and 2 bedrooms. Trough the 2nd bedroom a door to private garden in the back.

Apartments on top floor, entree trough the stairs to the front door with open plan living and kitchen area and a hal. Trough the hal access to 3 bedrooms and 2 bedrooms. Trough the 2nd bedroom stairs with access to the roof terrace

Technical specifications

- 110 & 220 Volts,
- Apartments have separate utility meters,
- Air conditioning in bedrooms,
- Connection point for washing machine at each apartment.

Zoning plan

Extract from Ruimtelijk Ontwikkelingsplan Bonaire (zoning plan)

Link to zoning plan map with marker 4-G-1061: [Map](#)

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





