



## **Kaya Pawis 6A&6B, Nikiboko**

**US\$ 349,500 Fixed price**

Buyers Costs

Nikiboko - 1,884 / 175 sq.ft./m2 - 4 Bedrooms - 2 Baths

## Real Estate information

|                              |                       |
|------------------------------|-----------------------|
| Neighborhood                 | Nikiboko              |
| Address                      | Kaya Pawis 6A&6B      |
| Long Lease Land              |                       |
| Bedrooms                     | 4                     |
| Bathrooms                    | 2                     |
| Parking                      |                       |
| Guesthouse                   |                       |
| Air Conditioning in bedrooms |                       |
| Total living area            | 1,884 / 175 sq.ft./m2 |
| Total ground area            | 5,070 / 471 sq.ft./m2 |
| Construction date            | 2020                  |
| Maintenance status           | adequate              |



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-1736. The right of long lease until 9th of December 2052.



## Features

Located in a quiet street in the desirable residential area of Nikiboko, you'll find these modern semi-detached homes: 2 houses in 1 sale! What makes this location unique is its proximity to various supermarkets and local dining establishments. The owners live in the house at the front (named 6A), while the house in the back is rented out for long term (named 6B). Both homes consist of a living room with open kitchen, a covered terrace, 2 bedrooms and 1 bathroom.

Are you looking for a spacious home with a separate guesthouse for long term rental, look no further. This is your chance!

- Properties with great potential,
- Living rooms with open kitchens,
- Porches well situated on the wind,
- Spacious garden around the building,
- Parking on site,
- Ideal for long-term rental and/or owner occupancy.



## Lay out

Entrance of house 6A via the covered terrace to the living room with open kitchen, hall, bathroom, bedroom 1 and bedroom 2.

Entrance of house 6B on the side of the house, hall, bedroom 1, living room with open kitchen, porch, bathroom and bedroom 2.

## Technical specifications

- 110 and 220 Volt,
- Electricity connection through Pagabon,
- Air conditioning in bedrooms,
- Electric water heater in bathroom house 6B.

## Zoning plan

Extract from Ruimtelijk Ontwikkelingsplan Bonaire (zoning plan)

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

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











