



## Kaya Pos di Karaña 2, Belnem

US\$ 500,000 Asking price

SOLD

Buyers Costs

Belnem - 2 Bedrooms - 2.5 Baths - Swimming Pool

## Real Estate information

Neighborhood	Belnem
Address	Kaya Pos di Karaña 2
Long Lease Land	
Bedrooms	2
Bathrooms	2.5
Parking	
Swimming Pool	
Sundeck	
Air Conditioning in bedrooms	
Total ground area	7,029 / 653 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. 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-H-560. Long lease until 2nd of March 2071.



## Features

Looking for a beautiful and charming home where peace, space, and tropical outdoor living come together? Then this property might be exactly what you're looking for. Kaya Pos di Karaña 2 is located in the popular and child-friendly residential area of Belnem, just a short distance from well-known beaches such as the windsurf paradise Sorobon, Bachelor's Beach, and Pink Beach. On this side of the island, you'll also find trendy beach clubs and cozy restaurants all just around the corner!

The home has 2 spacious bedrooms, both equipped with air conditioning and ceiling fans, 2 bathrooms, and a bright, open living room with a modern kitchen that includes a kitchen island. The large tropical garden offers plenty of privacy and refreshment thanks to the private pool. At both the front and back of the house, you'll find covered terraces, perfect for outdoor living at any time of day, whether you prefer sun or shade.

An additional touch of ambiance is the palapa in the garden, a covered Caribbean-style space with a small bar with a sink. Ideal for relaxing afternoons by the pool. The separate storage room with its own shower and toilet is especially practical. This space is ideal for a small guest room, office, or hobby room. There's also a separate space in the garden that's perfect for storage. There's also a carport, so your car is always protected.

- located in the popular and child-friendly residential area of Belnem,
- bright and spacious living room with open kitchen and kitchen island,
- covered terraces at both the front and back of the house,
- private swimming pool with sun deck and outdoor shower,
- beautiful tropical garden with white gravel stones, tropical plants, and trees,
- separate storage room with its own shower and toilet, ideal as small guest room, office or hobby space,
- carport for always sheltered parking,
- ceramic floors tiles throughout the entire house and covered terraces,
- windows and doors: aluminium frames fitted with glass shutters,
- wooden roof structure with roofing sheets (possibly containing asbestos).



## Lay out

Entrance via the covered front terrace. Living room, bedroom 1 with ensuite bathroom, bedroom 2 with ensuite bathroom, kitchen, utility room, and guest toilet. The kitchen door provides access to the covered terrace at the rear of the house. In the garden, there are two separate spaces.

## Technical specifications

- 110 and 220 Volt,
- air conditioning in bedrooms,
- ceiling fans in bedrooms and living room.

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"](#)







