



## **Kaya Pos di Karaña 4, Belnem**

**€ 490.000 Asking price**

Buyers costs

Belnem - 2,293 / 213 sq.ft./m2 - 2 Bedrooms - 2.5 Baths

## Real Estate information

Neighborhood	Belnem
Address	Kaya Pos di Karaña 4
Long Lease Land	
Bedrooms	2
Bathrooms	2.5
Parking	
Air Conditioning in bedrooms	
Total living area	2,293 / 213 sq.ft./m2
Total ground area	5,371 / 499 sq.ft./m2
Construction date	2013
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-563. Long lease until February 14, 2071.





## Features

Located at Kaya Pos di Karaña 4, in the popular and family-friendly neighborhood of Belnem. Just a few minutes away, you will find some of Bonaire's most beautiful beaches, including the windsurfing paradise Sorobon, Bachelor's Beach, and Pink Beach. Trendy beach clubs and cozy restaurants are also within easy reach. Here, you can experience the ultimate Caribbean island life, in a quiet and well-loved residential area.

The house is practically laid out and offers plenty of space and comfort. On the ground floor, you will find a bright living room with dining area, a kitchen, and a bedroom with an adjacent bathroom. There is also a separate guesttoilet. On the first floor, there is a second bedroom with an adjoining bathroom, an office, and a terrace with a kitchenette. This layout gives you the option of living in and/or renting out both floors separately.

Outside, you can enjoy relaxing on the porch, and from the second floor terrace, you can even see the salt flats. At the front of the house, a carport provides a sheltered parking space. The garden and terraces offer ample opportunities to enjoy the tropical atmosphere and the relaxed Caribbean lifestyle. It is also possible to build a swimming pool.

- Located in the popular and family-friendly neighborhood of Belnem,
- 2 bedrooms, both with private bathroom,
- Office on the second floor,
- Porch with kitchenette,
- Ceramic floor tiles throughout the house and partly covered terraces,
- Aluminum frames with glass shutters,
- Wooden roof structure with roofing sheets,
- Carport at the front providing a sheltered parking spot.



## Lay out

Entrance at the front. Living and dining area, kitchen, bedroom 1 with en-suite bathroom, separate toilet on the ground floor. At the rear of the house, there is access to the terrace and outside storage. On the second floor, bedroom 2 with en-suite bathroom, office, and terrace with kitchenette.

## Technical specifications

- 110 and 220 Volt,
- Air conditioning in bedrooms,
- Electric devices for warm water in showers.

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"](#)





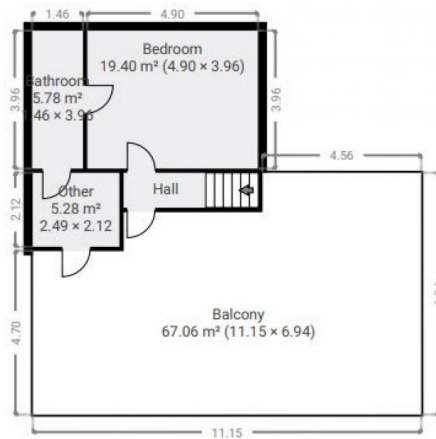




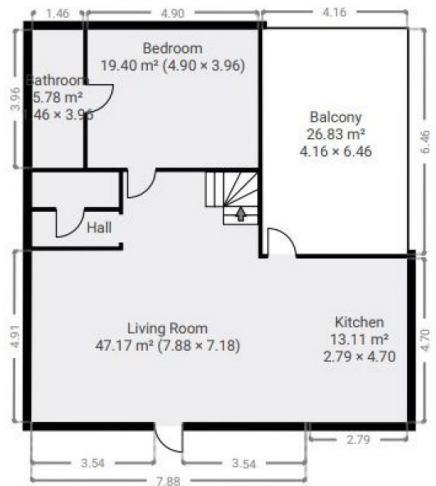








Second floor



Ground floor