



## **Kaya Pos di Karaña 4, Belnem**

**€ 460.000 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, this home offers plenty of possibilities in 'Woongebied I'. The property is practically laid out and provides ample space, comfort, and above all, potential. On the ground floor, you will find a bright living room with a dining area, a spacious kitchen, and a bedroom with an adjoining bathroom. There is also a separate guest toilet. The ground floor offers the potential to add a second bedroom with its own bathroom.

On the first floor, you will find a second bedroom with an en-suite bathroom, an office, and a partially covered terrace with a kitchenette. Thanks to this smart layout, the home is highly suitable for separate living on each floor or for (partial) rental—ideal as a guesthouse or for added privacy.

The outdoor space is equally inviting. From the porch on the first floor, you even have a view of Bonaire's characteristic salt pans. At the front of the property, there is a carport, ensuring your car is always sheltered. The garden and terraces offer plenty of opportunities to create a charming outdoor living space and fully enjoy the tropical surroundings and relaxed Caribbean lifestyle. There is also sufficient space to build a swimming pool. See photos for an impression of what this could look like.

This property not only offers a comfortable place to live but, as mentioned, plenty of potential to modernize, expand, customize, or further develop according to your own preferences.

- Located in the popular and family-friendly neighborhood of Belnem,
- 2 bedrooms, both with en-suite bathrooms,
- Can be converted into 3 bedrooms with 3 bathrooms,
- Office on the first floor (which could also serve as a walk-in closet),
- Porch on the ground floor and terrace with kitchenette on the first floor,
- Ceramic floor tiles throughout the home and on the (partially) covered terraces,
- Aluminum window frames with glass shutters and mosquito screens,
- Carport at the front providing a sheltered parking space.



## 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](#)

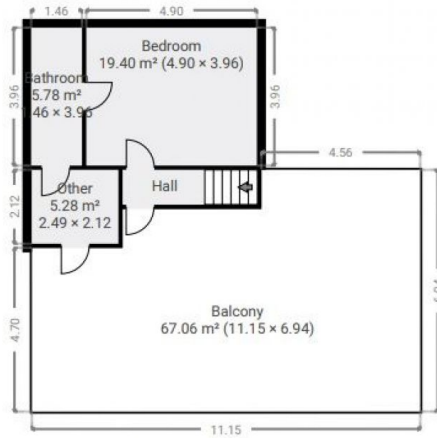
Link to zoning description: [Zoning "Woongebied I"](#)



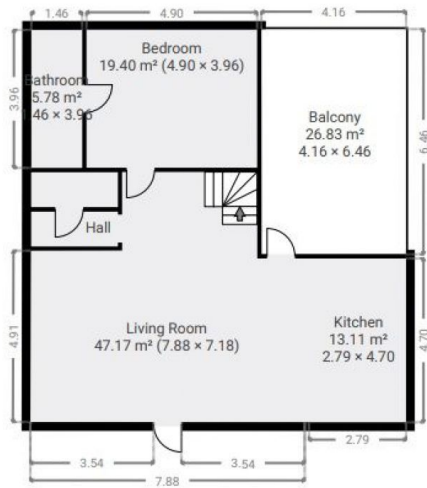








Second floor



Ground floor