



## Kaya Proud 20, Kralendijk

US\$ 515,000 Asking price **SOLD**

Buyers Costs

Kralendijk - 1,453 / 135 sq.ft./m2 - 3 Bedrooms - 2 Baths - Swimming Pool



## Real Estate information

Neighborhood	Kralendijk
Address	Kaya Proud 20
Long Lease Land	
Bedrooms	3
Bathrooms	2
Swimming Pool	
Sundeck	
Air Conditioning in bedrooms	
Total living area	1,453 / 135 sq.ft./m2
Total ground area	8,676 / 806 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-D-2583. Long lease until 23rd of December 2064.



## Features

Located in the Kralendijk area and within walking distance of the Caribbean Sea (only 350 meter/ 0.2 mile), you will find this beautiful detached house. Kaya Proud 20 has all the comfort you could wish for; 3 comfortable bedrooms, all with air conditioning and ceiling fan, 2 bathrooms, a spacious covered terrace, a refreshing swimming pool and a separate studio/workshop in the garden. Upon entering you immediately notice how spacious and light this house is, which is astonished by the high ceilings, which continue in all rooms. This gives a nice, spatial effect.

One of the highlights of this house is the spacious covered terrace, which acts as an extension of the living room and is the perfect place to enjoy Bonaire's tropical climate. Whether relaxing in the shade, dining with friends and family or simply enjoying the beautiful garden, the terrace provides the ideal setting for any time of the day.

The refreshing pool offers a welcome escape from the warm Caribbean temperatures and is surrounded by a backyard where you can enjoy the outdoor living. Next to the pool is a charming studio/workshop in the garden, perfect for owners who need their own space to express their talents. This detached house offers the perfect combination of comfortable living, a convenient location and relaxed island life on Bonaire.

- within walking distance from the center of Kralendijk and the Caribbean Sea,
- living room with adjacent covered terrace,
- private swimming pool,
- separate studio/workshop in the garden,
- fully landscaped garden with tropical plants and white crushed stones,
- gable roof with cement fiber corrugated sheets,
- ceramic floor tiles throughout the house and covered terrace,
- concrete floor on the back terrace.



## Lay out

Entrance through covered terrace to living room, open kitchen, utility room, hall, master bedroom with en-suite bathroom, bathroom 2, bedroom 2 and bedroom 3. The garden is fenced by concrete wall with a drive-in gate for the car. The garden has palm trees and white crushed stones and an outdoor kitchen worktop with sink.

## Technical specifications

- 110 & 220 Volt,
- air conditioning in all bedrooms,
- ceiling fan in living room and bedrooms,
- swimming pool- pump and filter installation,
- hot water supply.

## Zoning plan

Extract from Ruimtelijk Ontwikkelingsplan Bonaire (zoning plan)

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

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









