



## Kaya Scorpio 1, Belnem

US\$ 395,000 Asking price

SOLD

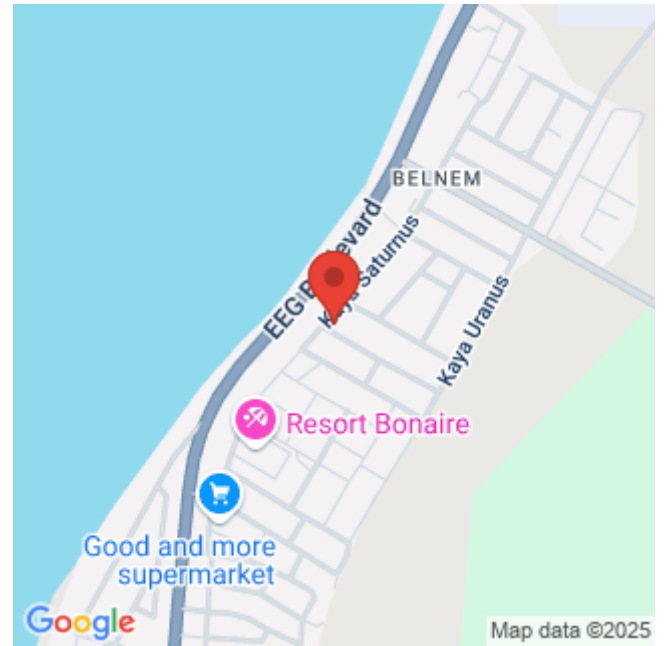
Buyers Costs

Belnem - 1,873 / 174 sq.ft./m2 - 4 Bedrooms - 4 Baths



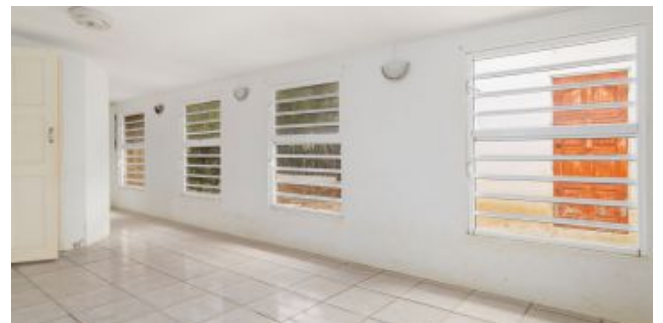
## Real Estate information

Neighborhood	Belnem
Address	Kaya Scorpio 1
Long Lease Land	
Bedrooms	4
Bathrooms	4
Parking	
Guesthouse	
Total living area	1,873 / 174 sq.ft./m2
Total ground area	8,170 / 759 sq.ft./m2
Maintenance status	moderate



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-267. The right of long lease until November 2, 2058. The long lease fee is USD 569.25 per year.



## Features

Are you dreaming of a place where you can truly make it your own? Then this fixer-upper in the popular Belnem neighborhood might just be your perfect match.

Set on a generous corner lot, this spacious home offers 3 bedrooms and 3 bathrooms — ideal for a family, couple, or anyone who needs a bit more room. Yes, the house needs some work, but the structure is solid and the layout offers plenty of possibilities. With some TLC, this place could shine.

And there's more: in the spacious backyard you'll find a separate guesthouse, complete with its own living room, kitchen, bedroom, and bathroom. Great for visiting friends or family — or a smart long term rental opportunity!

Belnem is a quiet, sought-after residential area, close to beaches, dive spots, and all the essentials. The corner lot location gives you extra privacy and space to play with.

In short: if you're not afraid to roll up your sleeves and love the idea of a project with great potential — this is your chance to create something truly special on Bonaire.

- Offered/sold "as is where is"
- A lot of potential,
- Spacious plot with separat guest house.



## Lay out

Entrance via the front of the home, living room, dining room, kitchen, hall, indoor storage, bedroom 1, bathroom 1, bedroom 2 with private bathroom, bedroom 3 with private bathroom.

Separat guesthouse; living with open kitchen, bedroom 1 and bathroom 1.

## Technical specifications

- 110 and 220 volt.
- The main house and the guest house each have their own water and electricity meters.
- Wooden roof construction with roof plates (possibly containing asbestos).
- Glasfiber internet connection.

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 II"](#)

















