



## **Kaya Uranus 2, Belnem**

**US\$ 645,000 Asking price, including inventory**

Buyers Costs

Belnem - 3,767 / 350 sq.ft./m2 - 6 Bedrooms - 6 Baths



## Real Estate information

Neighborhood	Belnem
Address	Kaya Uranus 2
Long Lease Land	
Bedrooms	6
Bathrooms	6
Air Conditioning in bedrooms	
Fully Furnished	
Total living area	3,767 / 350 sq.ft./m2
Total ground area	9,537 / 886 sq.ft./m2
Construction date	1982
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. 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-F-371. Long lease until September 16, 2040.



## Features

Kaya Uranus 2 is a unique investment opportunity on the beautiful island of Bonaire: a spacious property divided into six apartments, each ideally suited for long-term rental. Each apartment features a private entrance, kitchen, bathroom, and living space. The layout makes this property highly attractive for tenants such as expats, working professionals, or local residents seeking comfortable, independent housing. Due to the ongoing demand for rental housing on Bonaire, this property offers an attractive and predictable return. As an investor, you benefit from a steady income in a stable and growing market.

The location of this house is also a big advantage. Belnem is known for its quiet and friendly environment and is ideally located close to popular beaches such as the windsurfing paradise Sorobon, Bachelor's Beach and Pink Beach. In short, this house offers everything you need for a comfortable and relaxing lifestyle on Bonaire. Don't miss this opportunity to own your own piece of Paradise.

If you are looking for a worry-free investment with immediate cash flow and long-term value, this property is well worth your consideration.

- Located in the desirable residential area Belnem,
- Offered/sold "as is where is",
- A lot of potential,
- Rental possibilities for long term rentals,
- Spacious plot,
- Only 10 minutes to the center of Kralendijk.



## Lay out

Apartment 1: carport/porch, living with kitchen, bedroom 1, bathroom 1.

Apartment 2: porch, living with kitchen/bedroom, bathroom 1.

Apartment 3: uncovered terrace, living with kitchen, bedroom 1, bathroom 1.

Apartment 4: porch, living with kitchen, bedroom 1, bathroom 1.

Apartment 5: porch, living with kitchen/bedroom, bathroom 1.

Apartment 6: porch, living with kitchen/bedroom, bathroom 1.

## Technical specifications

- 110 and 220 Volt,
- All apartments connected on 1 water- and 1 electricity meter,
- Air conditioning in bedrooms.

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"](#)













