



## **Kaya Yuma 9A&B, Noord Saliña**

**US\$ 480,000 Asking price**

Buyers Costs

Noord Saliña - 6 Bedrooms - 4 Baths



## Real Estate information

Neighborhood	Noord Saliña
Address	Kaya Yuma 9A&B
Long Lease Land	
Bedrooms	6
Bathrooms	4
Parking	
Air Conditioning in bedrooms	
Air Conditioning in living room	
Total ground area	5,576 / 518 sq.ft./m <sup>2</sup>
Construction date	2010
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-D-1654. Long lease until 30th of July 2053.



## Features

Located in the quiet Kaya Yuma street in the residential area of Noord Saliña, this beautiful semi-detached house is located on a spacious leasehold plot. The house is divided into two mirrored residential units, making it ideal for both private occupation and long-term rental. This layout also makes it an excellent investment with stable rental income.

Each residential unit has a spacious living room with a modern concrete open kitchen, three bedrooms, perfect for families or guests, and two bathrooms. In addition, each house has its own driveway with parking for one car. Both houses have a spacious backyard, which provides extra privacy for the residents. The backyard of both houses is paved with bricks, and due to the spacious layout, there are several places where you can enjoy the cool breeze that the island has to offer.

Are you looking for an investment in a perfect location or a spacious living unit with a second unit, suitable for long-term rental? Then look no further! This is your chance!

- located in a quiet street in the residential area of ??Noord Saliña,
- spacious living rooms with modern, open concrete kitchens,
- fully paved back gardens with a good canopy for shade,
- driveway gates with parking on private property.



## Lay out

House on the left side: Entrance at the front of the house via the covered front terrace, living room with open concrete kitchen, bedroom 1, bathroom 1, bathroom 2, bedroom 2 and bedroom 3. From the kitchen there is access to the terrace at the back of the house. The garden is partly paved with clinkers and partly covered with crushed stone.

House on the right side: Entrance at the front of the house via the covered front terrace, living room with open concrete kitchen, bedroom 1, bathroom 1, bathroom 2, bedroom 2 and bedroom 3. From the kitchen there is access to the terrace at the back of the house. The garden is completely paved with bricks.

## Technical specifications

- 110 & 220 Volt,
- air conditioning in living room and bedrooms.

## Zoning plan

Extract from Ruimtelijk Ontwikkelingsplan Bonaire (zoning plan)

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

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













