



## Kaminda Lagoen 11A, Antriol

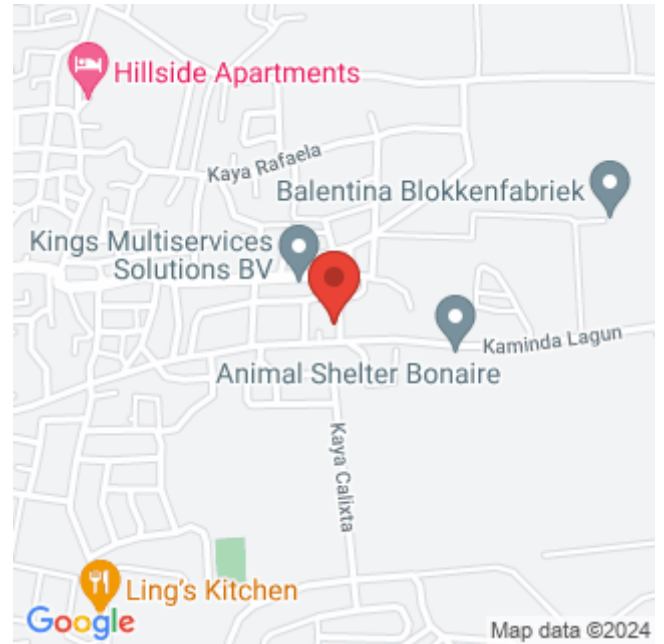
US\$ 470,000 Asking price, including inventory **REDUCED PRICE**

Buyers costs

Antriol - 1,690 / 157 sq.ft./m2 - 5 Bedrooms - 5.5 Baths

## Real Estate information

Neighborhood	Antriol
Address	Kaminda Lagoen 11A
Long Lease Land	
Bedrooms	5
Bathrooms	5.5
Parking	
Guesthouse	
Air Conditioning in bedrooms	
Total living area	1,690 / 157 sq.ft./m2
Total ground area	5,673 / 527 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. 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-E-2976.



## Features

In a pleasant, quiet street around the corner of the Kaminda Lagoen, we find this lovely home with a spacious detached outbuilding with own entry and parking. The large main house features 4 bedrooms and 3 bathrooms. The detached building on the side is currently used for two purposes. At the front, there is a generous office space with a toilet, and at the rear, there is a studio with its own kitchen and bathroom. At the front of both buildings, there are two parking spaces on private property behind an electric gate.

The house has been renovated in phases over the past few years. Recently, the two front bedrooms and the shared bathroom were renovated, and the front entrance was completely updated and provided with a beautiful porch. The master bedroom at the rear has an en-suite bathroom and a built-in closet. The spacious living room with an open kitchen is located in the center of the house. On the other side of the house, you find the fourth bedroom, with the third bathroom situated on this side as well.

The very pleasant, green backyard offers plenty of space and is peacefully located. Among other things, there is a palapa providing necessary shade and a jacuzzi. There is also the possibility to expand the outdoor kitchen into a fully equipped kitchen where one can cook in the shade.



## Lay out

Main residence; Entrance at the front of the house via a porch, living room with open kitchen. From the living room, access to the main bedroom with en-suite bathroom, bedroom 2, bedroom 3, and bedroom 4. Additionally, direct access to bathroom 2 and 3. From the living room, access to the porch in the spacious backyard.

The detached building; At the front, office space with a bathroom (toilet, sink and shower). At the back, a spacious studio with kitchen and bathroom (toilet, sink and shower). Both separately accessible.

## Technical specifications

- 110 & 220 volt,
- Air conditioning units in bedrooms,
- Water heater.

## Zoning plan

Extract from Ruimtelijk Ontwikkelingsplan Bonaire (zoning plan)

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

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



