



## **Kaminda Lagun 45A, Oud Lagoen**

**US\$ 559,000 Asking price**

Buyers Costs

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

## Real Estate information

Neighborhood	Oud Lagoen
Address	Kaminda Lagun 45A
Freehold Land	
Bedrooms	3
Bathrooms	2
Rural living	
Parking	
Swimming Pool	
Air Conditioning in bedrooms	
Total living area	1,453 / 135 sq.ft./m2
Total ground area	14,101 / 1.310 sq.ft./m2
Maintenance status	Fair condition



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-E-2458 & 4-E-3053.



## Features

Less than 15 minutes drive from the lively center of Kralendijk, you will find this characteristic 3 bedroom-home surrounded by rural "Kunuku"-area. This traditional house is situated at an unique location near Oud Lagoen.

On the spacious, covered terrace at the back of the house, you can enjoy the surroundings and the ever cooling trade winds. The living room with open kitchen is spacious and offers access to the 3 bedrooms and 2 bathrooms. The garden is equipped with beautiful natural flowers and plants, a stone shed for extra storage and a rainwater basin.

- living away from it all in the heart of rural Bonaire,
- only 15 minutes to the center of Kralendijk,
- spacious covered porch,
- wooden floor in the house and a terracotta tile floor on the covered terrace,
- wooden window frames with shutters and screens,
- garden with natural vegetation and native plants and flowers.



## Lay out

Entrance at the front of the house to the kitchen and living room, storage room, bedroom 1, bedroom 2, bathroom 1, master bedroom with private bathroom.

## Technical specifications

- 110 & 220 volt,
- air conditioning in all bedrooms,
- electric water heater in 1 bathroom,
- 6 solar panels with inverter,
- pool with pump- and filtersystem,
- rainwater collection basin next to the house.

## Zoning plan

Extract from Ruimtelijk Ontwikkelingsplan Bonaire (zoning plan)

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

Link to zoning description: [Zoning "Woongebied - Nog uit te Werken III"](#)





