



Kaminda Lagun 45A, Oud Lagoen

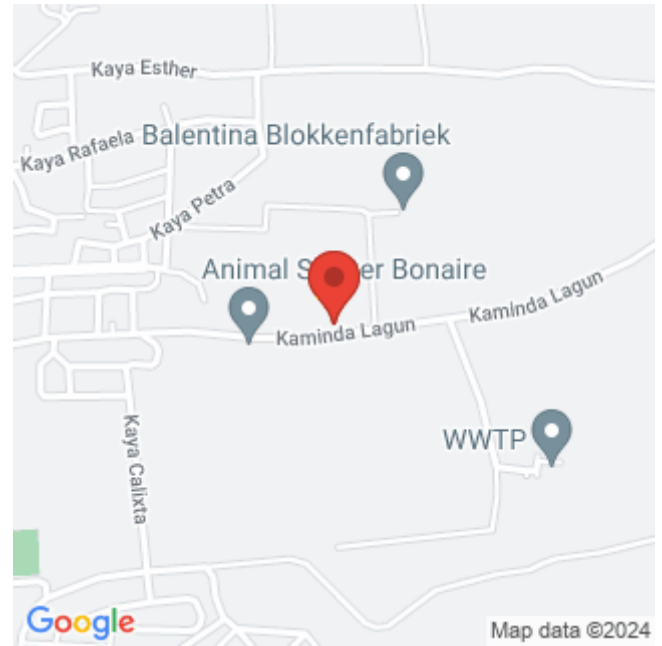
€ 499.000 Asking price **SALE PENDING**

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. 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-2458 & 4-E-3053.



Features

An authentic Bonairean country house located on a corner. The traditionally built villa features three bedrooms. The master bedroom has an en-suite bathroom, while the second and third bedrooms share a bathroom. The living room and original kitchen form the heart of the home, with access to the spacious covered porch at the rear. The garden is planted with a variety of tropical plants and trees, offering space to plant even more. In the backyard, you'll find a lovely private swimming pool and a separate stone storage shed.

Kaminda Lagoen 45A is ideally situated on the wind and is located at the front of the new residential area Hofi Oud Lagoen. A supermarket is within walking distance, and the vibrant center of Kralendijk is just a 10-minute drive away. The country house is equipped with six solar panels with an inverter, and there is a rainwater collection basin on the side of the house. Are you looking for an authentic property on Bonaire? Schedule a viewing at Kaminda Lagoen 45A soon!

- 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"](#)





