



## Kaya Erebato 5A&5B, Tera Cora

US\$ 325,000 Asking price

SOLD

Buyers Costs

Tera Cora - 1,647 / 153 sq.ft./m2 - 4 Bedrooms - 2 Baths

## Real Estate information

Neighborhood	Tera Cora
Address	Kaya Erebató 5A&5B
Long Lease Land	
Bedrooms	4
Bathrooms	2
Parking	
Air Conditioning in bedrooms	
Air Conditioning in living room	
Total living area	1,647 / 153 sq.ft./m2
Total ground area	7,513 / 698 sq.ft./m2
Construction date	2015
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-G-2810, the right of long lease until November 3rd, 2070.



## Features

Located in a quiet street in the desirable residential area of Tera Cora, you'll find these charming semi-detached homes. The property on the right side (named 5B) is for rent, while the owners currently reside in the property on the left side (named 5A). Both homes feature 2 bedrooms and 1 bathroom, a cozy living room with an open kitchen. Both the front and back of the homes have a porch. The rear porch spans the entire width of the house and is ideally situated to catch the breeze. The backyards of the homes each have their own storage unit.

It is also possible to combine the two units into one home. This allows for the creation of a spacious residence with 4 bedrooms and 2 bathrooms, a very spacious living room with a generous open kitchen. The backyard also offers the possibility of installing a beautiful swimming pool.

What makes this location unique is its proximity to various supermarkets and local dining establishments. These semi-detached homes in Tera Cora not only offer a comfortable living environment but also a lifestyle full of discovery and relaxation. If you're looking for a cozy home in a perfect location, look no further. This is your chance to enjoy the best that Bonaire has to offer.

- Properties with great potential,
- Living rooms with open kitchens,
- Nicely located porches at the rear,
- Spacious backyards (possibility to install pool),
- Parking on private property,
- Well-maintained,
- Ideal for long-term rental and/or owner occupancy,
- Inventory of house 5A available for takeover by negotiation.



## Lay out

Entry is through the living rooms with open kitchens at the rear. In both homes, there is one bedroom at the front and one bedroom at the rear. The bathroom is situated in between. At the rear, there are spacious porches and detached storage units.

## Technical specifications

- 110 and 220 volt,
- air conditioning in bedrooms,
- air conditioning in living room of house 5A,
- electric 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"](#)





