



## **Kaya Gemini 1, Belnem**

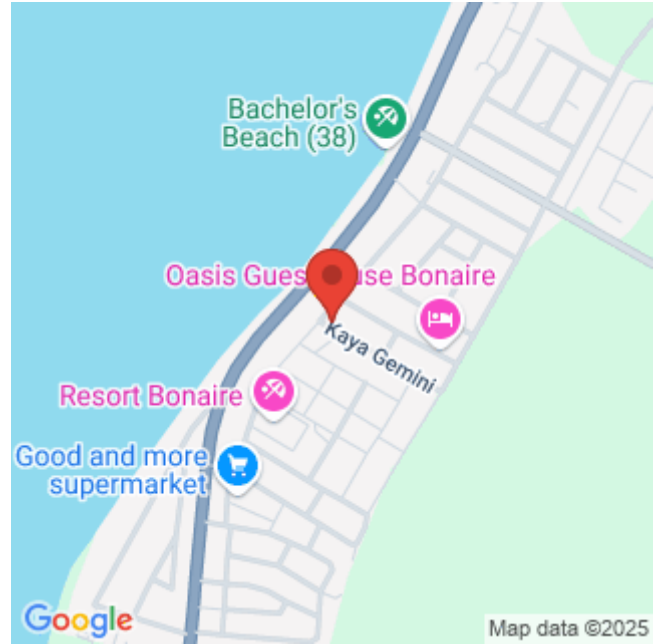
**US\$ 535,000 Asking price**

Buyers Costs

Belnem - 2,228 / 207 sq.ft./m2 - 3 Bedrooms - 3.5 Baths

## Real Estate information

|                              |                       |
|------------------------------|-----------------------|
| Neighborhood                 | Belnem                |
| Address                      | Kaya Gemini 1         |
| Long Lease Land              |                       |
| Bedrooms                     | 3                     |
| Bathrooms                    | 3.5                   |
| Parking                      |                       |
| Air Conditioning in bedrooms |                       |
| Total living area            | 2,228 / 207 sq.ft./m2 |
| Total ground area            | 8,116 / 754 sq.ft./m2 |
| Construction date            | 2009                  |
| Maintenance status           | decent                |



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-H-287. Long lease until 23rd of August 2067.



## Features

This charming villa, located in the desirable Belnem neighborhood on Bonaire, offers an exceptional opportunity for the creative buyer. The property features three bedrooms and three bathrooms, making it ideal for families or groups. The villa is situated on a fantastic corner lot, with access from two sides via two car gates. Additionally, there is a pedestrian gate at the front. As this is a corner property, there is a large garden surrounding the home. This spacious garden offers plenty of room to add a pool, providing even more potential for outdoor enjoyment and relaxation.

The property has great potential for significant value appreciation through renovation and updates in various areas. This provides the new owner with the opportunity to personalize the home to their own taste and preferences. With the right vision, this villa can be transformed into a modern paradise that radiates both comfort and style.

Belnem is a peaceful and well-located neighborhood, especially central to Sorobon Beach, perfect for windsurfing, as well as Atlantis Beach, popular for kite surfing. Not to mention, there are several beautiful dive spots within close proximity. This villa not only offers an ideal location but also the chance to create your dream home in the tropical paradise of Bonaire.

Don't miss this unique opportunity to invest in property with potential in one of the most sought-after areas on the island. Contact us for more information or to schedule a viewing!



## Lay out

Ground Floor: Entrance at the front of the property, open living room with access to the kitchen, bedroom 1 with en-suite bathroom. Spacious covered porch at the back of the house.

First Floor: Hall, bedroom 2 at the front with en-suite bathroom with access to the balcony, office with access to the balcony and bedroom 3 at the rear with en-suite bathroom.

The garden is enclosed by a concrete wall and has two driveways for cars.

## Technical specifications

- 110 & 220 volt,
- air conditioning in bedrooms,
- hot water supply.

## Zoning plan

Extract from Ruimtelijk Ontwikkelingsplan Bonaire (zoning plan)

Link to zoning plan map with marker 4-H-287: [Map](#)

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



