



## **Kaya Grandi 74, Kralendijk**

**US\$ 595,000 Asking price**

Buyers costs

Kralendijk - 1,141 / 106 sq.ft./m2 - 3 Bedrooms - 3.5 Baths

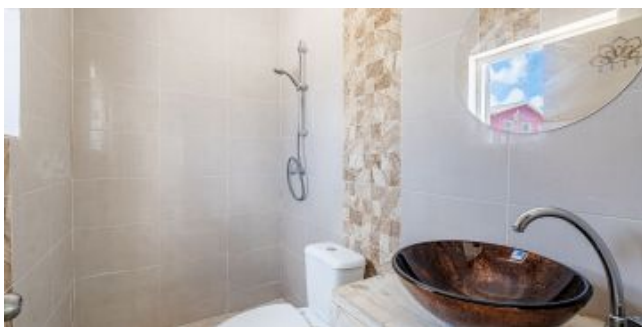
## Real Estate information

Neighborhood	Kralendijk
Address	Kaya Grandi 74
Long Lease Land	
Bedrooms	3
Bathrooms	3.5
Holiday Rentals allowed	
Parking	
Unfurnished	
Guesthouse	
Air Conditioning in bedrooms	
Total living area	1,141 / 106 sq.ft./m2
Total ground area	3,208 / 298 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. 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-D-2898, the right of long lease until April 29th, 2070.



## Features

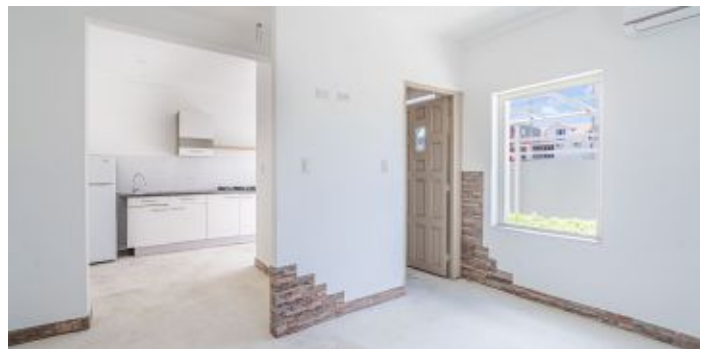
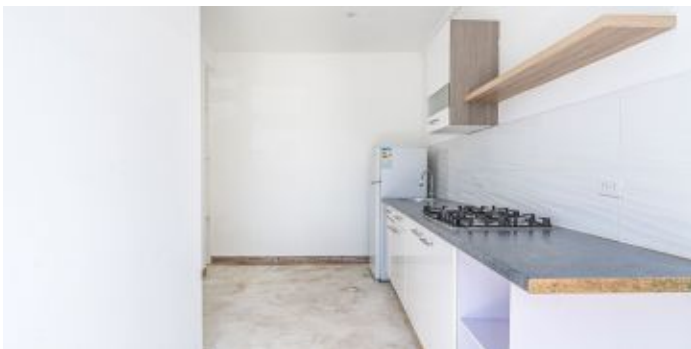
Located near the bustling center of Kralendijk is Kaya Grandi 74. This property is designed with versatility in mind, featuring multiple entrances leading to various rooms, making it perfect for various purposes. With its three rooms and 2 separate spaces in the backyard, all equipped with their own kitchen and three with their own bathroom, this property offers endless possibilities. Whether you're looking for a comfortable home, a lucrative long-term investment or vacation rental, or a space to establish your business, this property offers you this unique opportunity.

The rear 2 units share a toilet and access to the garden.

With private parking, you'll never have to worry about finding a spot for your vehicle. If you're expecting guests, there is ample parking across the street from the property. Both the parking lot and the property itself are within walking distance of charming bars, restaurants, and the sea.

The property is delivered 'as-is-where-is'.

- Multifunctional property,
- Possible to be used as office or business space,
- located near the center of Kralendijk, the boulevard, and downtown,
- 3 spacious rooms with their own kitchen, bathroom, and private entrance,
- 2 finished containers with their own front door and window,
- a separate toilet on the side of the building,
- private parking,
- garden with tropical plants.



## Lay out

Entrances to units 1, 2, and 3 are located on different sides of the property, each leading to an open space featuring a kitchen and a separate bathroom.

In the detached compartment behind the main house, you'll find two entrances at the front, each consisting of one space with a kitchen.

## Technical specifications

- 110 & 220 Volt,
- air conditioning in (bed)rooms,
- The property is delivered 'as-is-where-is'.

## Zoning plan

Extract from Ruimtelijk Ontwikkelingsplan Bonaire (zoning plan)

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

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



