



## **Kaya Kuerde 1B, Nikiboko**

**US\$ 295,000 Asking price**

Buyers Costs

Nikiboko - 1,141 / 106 sq.ft./m2 - 2 Bedrooms - 1 Baths

## Real Estate information

Neighborhood	Nikiboko
Address	Kaya Kuerde 1B
Freehold Land	
Bedrooms	2
Bathrooms	1
Parking	
Air Conditioning in bedrooms	
Total living area	1,141 / 106 sq.ft./m2
Total ground area	3,778 / 351 sq.ft./m2
Construction date	2021
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-E-3904.



## Features

The opportunity to buy your own home on freehold land in the residential area of Nikiboko. Kaya Kuerde 1B is located in a dead-end street. This area is in development and promises to become a child-friendly, quiet residential environment, with good accessibility to shops, schools and the center of Kralendijk.

From the front porch you have access through the double sliding doors to the very spacious and open living room with the open kitchen. Two bedrooms are adjacent to the living room which share the common bathroom, which also serves as a guest bathroom.

- Located in the residential area Nikiboko,
- Only 8 minutes by car to the center of Kralendijk,
- Laminate flooring in living/kitchen area (2023) & ceramic tiles in bathroom,
- Flat roof 75mm ALC isolation Panels c/v Asphalt Shingles and cementitious waterproofing,
- Aluminum sliding windows & doors with glass and screens,
- Well maintained garden with white gravel stones and many plants and trees.



## Lay out

Entrance via covered front terrace to living room with open kitchen. From the living access to the two bedrooms with a shared bathroom. From the kitchen to the covered, screened-in terrac at the back of the house. Private parking on the street side.

## Technical specifications

- 110 & 220 Volts,
- Airconditioning in bedrooms and living (2023),
- Connection points for washing machine at indoor storage,
- Drip system in garden,
- Septic tank,
- Electric water heater in bathroom.

## Zoning plan

Extract from Ruimtelijk Ontwikkelingsplan Bonaire (zoning plan)

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

Link to zoning description: [Bestemming "Woongebied I"](#)

