



Kaya Kuerde 1D, Nikiboko

US\$ 290,000 Asking price **SALE PENDING**

Buyers costs

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

Real Estate information

Neighborhood	Nikiboko
Address	Kaya Kuerde 1D
Freehold Land	
Bedrooms	2
Bathrooms	1
Parking	
Swimming Pool	
Air Conditioning in bedrooms	
Total living area	1,141 / 106 sq.ft./m2
Total ground area	4,445 / 413 sq.ft./m2
Construction date	2021
Maintenance status	moderate



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-3907.



Features

Looking for your own home and are you handy? This is your opportunity to buy your own home on private property in the residential area of ??Nikiboko! Kaya Kuerde 1D is located in a dead end street. This neighborhood is in full development and promises to be a child-friendly, quiet living environment, with good accessibility to shops, schools and the center of Kralendijk.

The house has two covered porches. The porch at the back of the house is situated at the garden with swimming pool. A wooden pool deck has been constructed around the pool. From the porch you have access through the double slidingdoors to the very spacious and open living room, with the open kitchen. Two bedrooms share the common bathroom, which also serves as a guest bathroom. The bathroom has a hot water supply.

- Accessibility only 8 minutes by car to the center of Kralendijk,
- Floor in living area and bedrooms needs to be renovated,
- Ceramic tiles in bathroom,
- Flat roof 75mm ALC isolation panels with asphalt shingles and cementitious waterproofing,
- aluminum frames with windows/doors with glass,
- garden with white crushed stone,
- chlorine pool with pump room.



Lay out

Entrance via covered front porch to living room with open kitchen, hall with access to master bedroom with ensuite bathroom and 2 bedrooms with 1 bathroom. Side entrance with connection for washing machine. Plenty of parking on premises.

Technical specifications

- 110 & 220 Volts,
- Airconditioning in bedrooms,
- Prepared for connections of washing machine,
- Landscaped garden with root cloth, stones, drip system and various plants,
- Septic tank,
- Hot water in bathroom,
- Chlorine swimming pool.

Zoning plan

Extract from Ruimtelijk Ontwikkelingsplan Bonaire (zoning plan)

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

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

