



## **Kaya Madrid 6, Nikiboko**

**US\$ 495,000 Asking price**

Buyers Cost

Nikiboko - 1,701 / 158 sq.ft./m2 - 4 Bedrooms - 4.5 Baths

## Real Estate information

Neighborhood	Nikiboko
Address	Kaya Madrid 6
Long Lease Land	
Bedrooms	4
Bathrooms	4.5
Parking	
Air Conditioning in bedrooms	
Total living area	1,701 / 158 sq.ft./m2
Total ground area	8,331 / 774 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-E-788, expiring 27th of March 2045



## Features

In the quiet residential area of Nikiboko, within walking distance of supermarkets and local eateries, you will find this house nicely located on a corner lot of a quiet street. The house is surrounded by a spacious garden. The house offers enough space to live as a family, with three bedrooms and three bathrooms. At the side of the house is the guest house with its own entrance which is suitable for the stay of your guests or a possibility to rent out for the long term. From the roof terrace of the house you can enjoy the cooling trade wind.

- Spacious family house with garden,
- Three bedrooms & three bathrooms,
- Separate guest house,
- Roof terrace,
- Located in a quiet street of the residential area Nikiboko,
- Only 2 minutes to the center of Kralendijk,
- Ceramic floor tiles throughout the house,
- Aluminum window/door frames with glass shutters and screens,
- Garden with some trees with white gravel stones, walk-in and drive-in gate and walled.



## Lay out

Covered entrance via front door into living room with open kitchen, on the right hand side the hallway with access to the master bedroom with walk-in closet and private bathroom, the second bedroom with private bathroom, the third bedroom with private bathroom and storage. At the back of the house the terrace with storage. On the side of the house the guest house with its own entrance.

## Technical specifications

- 110/220 Volts,
- Air conditioning units in bedrooms.
- Electrical water heater in bathroom.

## Zoning plan

Extract from Ruimtelijk Ontwikkelingsplan Bonaire (zoning plan)

Link to zoning plan map with marker 4-E-788: [Map](#)

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







