



## Kaya Nikkel 15, Nawati

US\$ 435,000 Asking price **REDUCED PRICE**

Buyers costs

Nawati - 2,207 / 205 sq.ft./m2 - 3 Bedrooms - 2.5 Baths

## Real Estate information

Neighborhood	Nawati
Address	Kaya Nikkel 15
Long Lease Land	
Bedrooms	3
Bathrooms	2.5
Parking	
Air Conditioning in bedrooms	
Total living area	2,207 / 205 sq.ft./m2
Total ground area	11,108 / 1.032 sq.ft./m2
Construction date	2008
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. 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-A-1896, the right of long lease until December 13, 2066.



## Features

This great single-family home was built in 2008 and features 3 bedrooms and 2 bathrooms on the ground floor. On the first floor, you'll find the living room and the lovely, spacious open kitchen. The open kitchen has a pleasant spacious cooking island. From the terrace on the first floor, you can access the rooftop terrace where you have a 360-degree view over Bonaire. The property is situated on a large plot with a spacious garden surrounding the house, a blank canvas awaiting your creative vision. What a space to create a garden to your own taste.

The property is located on a quiet street in a popular and child-friendly residential area. The Nawati neighborhood is characterized by its very central location on the island. Shops, supermarkets, and cozy restaurants are just a 12-minute drive away. Additionally, many new homes have been built around Kaya Nikkel 15 in recent years, with even more to come, giving the neighborhood a beautifully diverse appearance.

- Situated in the child-friendly residential area of Nawati,
- Spacious living room with open kitchen,
- Three bedrooms and two bathrooms on the ground floor,
- Nice cooking island,
- Just 12 minutes to the center of Kralendijk,
- Very spacious garden, to create to your own taste.



## Layout

Ground floor: Entrance, hallway with 3 bedrooms and 2 bathrooms. Stairs leading up. First floor: Living room with spacious open kitchen, porch, and stairs leading to the rooftop terrace. Second floor: Rooftop terrace with 360-degree views over Bonaire.

## Technical specifications

- 220 & 110 volt,
- built-in kitchen appliances,
- fiber internet,
- ceiling fans,
- air conditionings in bedrooms,
- hot water in bathrooms and kitchen.

## Zoning plan

Extract from Ruimtelijk Ontwikkelingsplan Bonaire (zoning plan)

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

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

