



## **Kaya Norwega 1, Kralendijk**

**US\$ 1,303,000 Asking price**

Buyers Costs

Kralendijk - 11 Bedrooms - 11 Baths - Swimming Pool

## Real Estate information

Neighborhood	Kralendijk
Address	Kaya Norwega 1
Long Lease Land	
Bedrooms	11
Bathrooms	11
Holiday Rentals allowed	
Swimming Pool	
Air Conditioning in bedrooms	
Total ground area	10,290 / 956 sq.ft./m2
Maintenance status	moderate



Ground tax (annually): 0.345% of the value (1st residence), or Property tax (annually): 0.805% 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-F-247. Long lease until 3rd of July 2039.



## Features

Centrally located, within walking distance of the center of Kralendijk you will find this building consisting of 11 apartments. Restaurants, diving schools and supermarkets are located nearby. The apartments offer a variety of possibilities: permanent residence, long-term rental and/or holiday rental, also office spaces are permitted. 9 apartments have their own entrance from the mainstreet where the covered terraces of these apartments are situated. Each apartment has its own access to the shared courtyard with swimming pool. The shared courtyard is a quiet oasis: a perfect place to enjoy at any time of the day! The adjacent roof terrace is a nice addition that offers a view over this part of Kralendijk.

This location also has a lot of potential for developing and construction of new buildings. A building plan has already been made for 2-story houses with a roof. This plan consists of 7 apartments with a communal swimming pool. Drawings are available on request.

- 11 apartments consist of a bedroom with open kitchen and bathroom,
- Good rental options for the short and/or long term,
- Located in the residential are of Playa Pariba where (vacation) rental & commercial activities go side by side.
- 3 minutes by car to the center of Kralendijk and supermarkets,
- Within walking distance of the Caribbean Sea and town,
- Communal swimming pool,
- Communal garden with a mix of plants, trees & white gravel stones,
- Location offers potential for developing and construction of new buildings.



## Technical specifications

- Windows and doors; aluminum frames with sliding windows and wooden doors,
- Roof construction; wooden roof construction fitted with roof plates (possibly containing asbestos),
- Sanitary; bathrooms with a toilet, sink and shower,
- Floors; concrete and terracotta floor tiles,
- Garden and fencing; landscaped garden with various palm trees supplemented with white crushed stones.

## Zoning plan

Extract from Ruimtelijk Ontwikkelingsplan Bonaire (zoning plan)

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

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

Plots designated as 'Mixed - I' are intended for hotels, restaurants, recreational homes, leisure apartments, residential properties, sports facilities, and office buildings.



