



## Kaya Proud 16, Kralendijk

US\$ 540,000 Asking price **SALE PENDING**

Buyers Costs

Kralendijk - 1,711 / 159 sq.ft./m2 - 4 Bedrooms - 3 Baths



## Real Estate information

Neighborhood	Kralendijk
Address	Kaya Proud 16
Long Lease Land	
Bedrooms	4
Bathrooms	3
Parking	
Guesthouse	
Air Conditioning in bedrooms	
Total living area	1,711 / 159 sq.ft./m2
Total ground area	8,600 / 799 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. 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-D-2591. Long lease until 14th of April 2065.



## Features

Looking for a comfortable and centrally located home? This beautiful home, located in the center of Kralendijk, offers everything you need. At only 350 meters from the Caribbean Sea, you can enjoy the perfect combination of peace and liveliness.

The house has a spacious living room with L-shaped kitchen and utility room, three comfortable bedrooms, all equipped with air conditioning, two bathrooms, and a spacious covered terrace at both the front and back of the house. One of the bedrooms has its own kitchen and entrance, ideal for when you receive guests. Upon entering, you will immediately notice how spacious and bright this home is. The high ceilings give an extra feeling of openness and enhance the beautiful, spatial effect.

One of the highlights of this house is the separate guest house, located in the garden at the rear of the house. In fact, an extra detached house with its own entrance. The guest house has a spacious open bedroom with kitchen, a bathroom and two terraces at the front and side. This apartment is very suitable for the stay of your guests or the possibility to rent out for the long term.

- spacious family home with separate guest house,
- living room with L-shaped kitchen and utility room,
- covered terrace at both the front and rear of the house,
- within walking distance of the center of Kralendijk and the Caribbean Sea,
- beautiful tropical garden with white crushed stone, tropical plants and trees,
- inventory available for takeover.



## Lay out

Main house; Entrance via the covered terrace to the living room, open kitchen, utility room and hall. Master bedroom with en-suite bathroom, bedroom 2, bathroom 2 and bedroom 3 with private kitchen. From the utility room there is also access to the covered rear terrace.

Separate guest house; Entrance via the side to a spacious open bedroom with kitchen, bathroom and two terraces at the front and side.

The garden is fenced with a concrete wall and has two driveway gates for cars.

## Technical specifications

- 110 & 220 volts,
- air conditioning in all bedrooms and guest house,
- ceiling fan in bedroom number 3 and guest house,
- drip system in the garden.

## Zoning plan

Extract from Ruimtelijk Ontwikkelingsplan Bonaire (zoning plan)

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

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







