



## **Kaya Rafaela 16H, Antriol**

**US\$ 499,000 Asking price, including inventory**

Buyers costs

Antriol - 1,873 / 174 sq.ft./m2 - 4 Bedrooms - 2 Baths - Swimming Pool

## Real Estate information

Neighborhood	Antriol
Address	Kaya Rafaela 16H
Freehold Land	
Bedrooms	4
Bathrooms	2
Sea view	
Swimming Pool	
Guesthouse	
Air Conditioning in bedrooms	
Air Conditioning in living room	
Total living area	1,873 / 174 sq.ft./m2
Total ground area	4,736 / 440 sq.ft./m2
Construction date	2023
Maintenance status	Very 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-E-4043.





## Features

Located in the north of Antriol, in a new housing development, you will find this modern building, consisting of two apartments. With a distance of just 5 minutes to Kralendijk, this is the ideal location to enjoy the tranquility but still live close to the center.

This building consists two apartments and is having all the comforts you could wish for; a walled and beautifully landscaped garden with private swimming pool, a private driveway for both apartments and security cameras. The apartment upstairs has two bedrooms, a bathroom and a spacious living room with open kitchen. From the living room you can take the stairs to the vide. The vide is over the entire length of the apartment and can serve as an extra sleeping area and offers space for storage. The spacious covered terrace as been extended where you have a view of the Caribbean Sea.

The apartment downstairs has a covered outdoor area, one bedroom, one bathroom and a living room with an open kitchen that also can be used as a bedroom.

On the ground floor, in addition to a carport for parking your car, you will find a detached storage. This storage has a connection for a washing machine and is for shared use. The storage also offers sufficient space for storing bicycles.

- located just 5 minutes away from Kralendijk,
- fully furnished with good rental potential,
- both apartments have their own entrance,
- modern and high-quality finishing,
- spacious closet walls in both apartments for indoor storage,
- fully equipped kitchen with induction hob, extractor hood, oven and dishwasher,
- swimming pool and pooldeck with outdoor shower and facilities for rinsing and storing diving equipment,
- aluminum window frames with glass shutters and screens,
- walled and landscaped garden with white gravel, tropical plants and trees.



## Lay out

Downstairs: Entrance via a covered porch on the side, the living room with an open kitchen or bedroom, the bathroom, and the bedroom.

Upstairs: Entrance via stairs and a covered terrace, living room with an open kitchen, bedroom 1 at the front, bedroom 2 at the back and the bathroom.

## Technical specifications

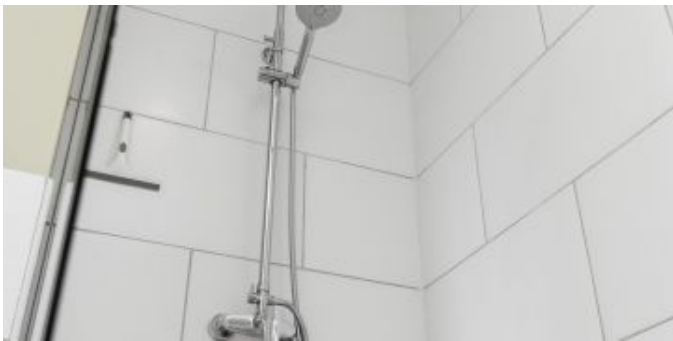
- 220/110 volt,
- air conditioning in living rooms and bedrooms,
- ceiling fans in all of the rooms,
- 1 utility meter for electricity and water for both apartments,
- 1 hot water supply with electric boiler for both apartments.

## Zoning plan

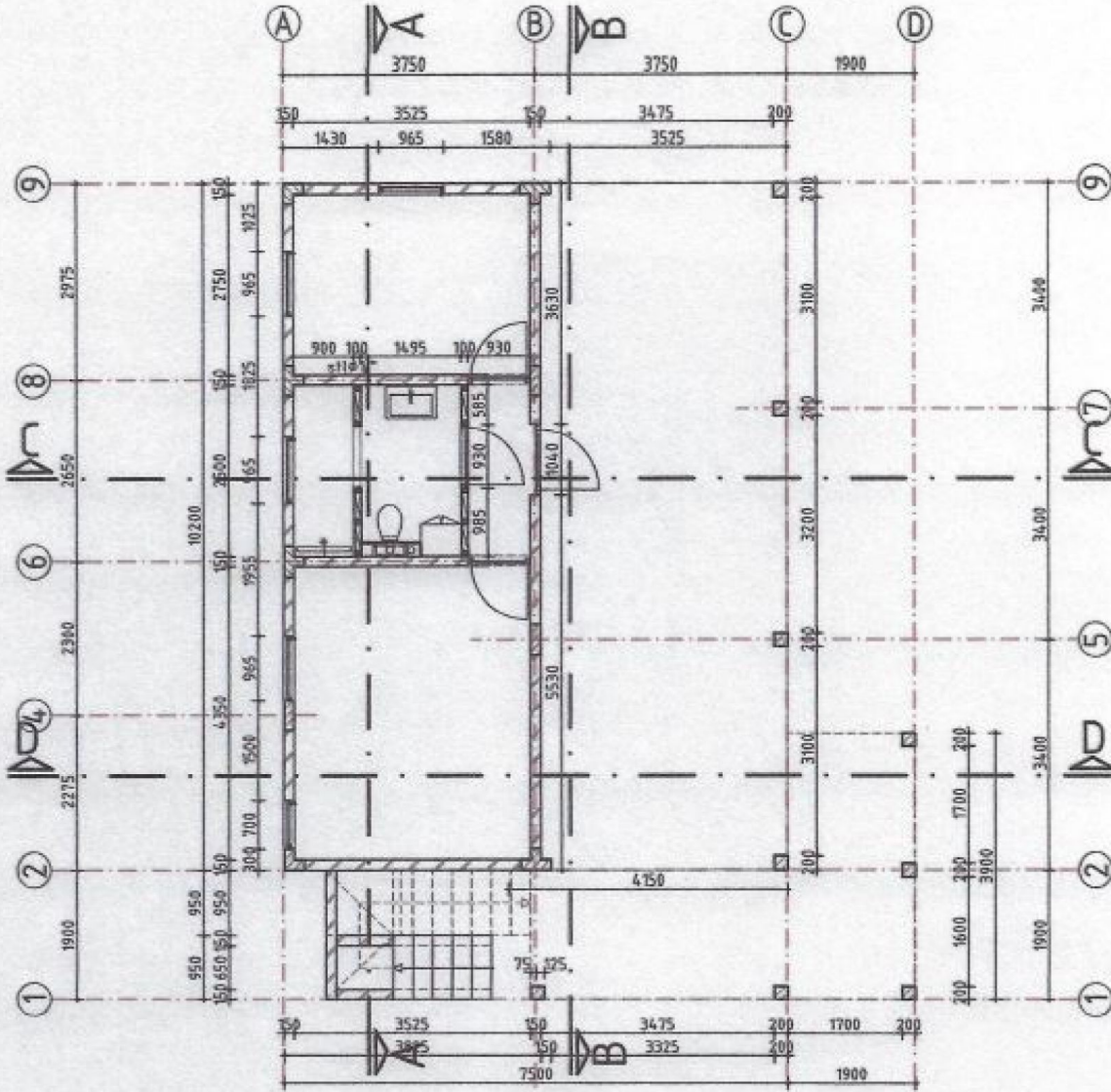
Extract from Ruimtelijk Ontwikkelingsplan Bonaire (zoning plan)

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

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







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