



## Kaya Sinfonia 9, Nikiboko

US\$ 232,000 Asking price **SOLD**

Buyers Costs

Nikiboko - 883 / 82 sq.ft./m2 - 2 Bedrooms - 1 Baths

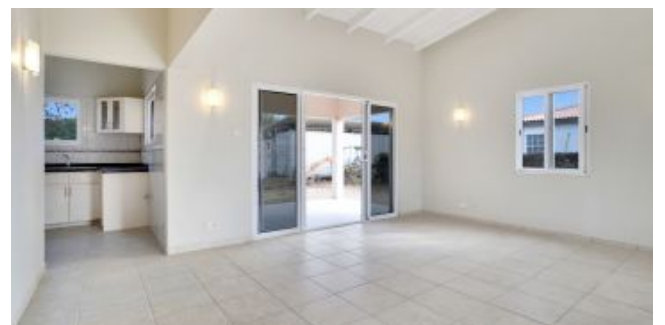
## Real Estate information

Neighborhood	Nikiboko
Address	Kaya Sinfonia 9
Long Lease Land	
Bedrooms	2
Bathrooms	1
Parking	
Total living area	883 / 82 sq.ft./m2
Total ground area	5,285 / 491 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. 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-G-1869. Long lease until January 30, 2057.



## Features

Located at a paved road in the residential area of Nikiboko, within short distance of shops and local eateries, you will find this home with a spacious garden around. The house provides 2 bedrooms and 1 bathroom. At the front and back of the house is a spacious, covered porch. It is well situated on the wind.

There are many possibilities to expand the house. For example, the house offers an opportunity to convert the detached storage in the backyard into a studio or apartment.

- Spacious covered porch at the front and the rear,
- Well located on the wind,
- Accessibility only 5 minutes by car to the center of Kralendijk,
- Wooden roof construction with roof plates,
- Ceramic floor tiles in the house and on the porch,
- Synthetic frames with sliding windows with screens,
- Fenced garden.



## Lay out

Entrance through covered terrace on the front side of the house to the living room. Through the living room you enter the kitchen and pantry on the back of the house. Adjacent on the living the 2 bedrooms and a bathroom. The house has a second porch at the rear and a storage detached from the house in the garden.

## Technical specifications

- 110 and 220 volt,
- 2 sliding gates to on-site parking.

## Zoning plan

Extract from Ruimtelijk Ontwikkelingsplan Bonaire (zoning plan)

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

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



