



Kaya Statius van Eps 13, Belnem

US\$ 595,000 Asking price

Buyers costs

Belnem - 6 Bedrooms - 4 Baths

Real Estate information

Neighborhood	Belnem
Address	Kaya Statius van Eps 13
Long Lease Land	
Bedrooms	6
Bathrooms	4
Parking	
Air Conditioning in bedrooms	
Total ground area	9,688 / 900 sq.ft./m2
Maintenance status	Goed



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-F-345. Long lease until 16th of September 2040.



Features

This family home offers the perfect combination of comfortable living and the potential to generate extra income. Located on a spacious plot, the property features a charming house with 3 bedrooms and 2 independent apartments that are ideal for rental.

The house:

The main house boasts a bright living room connected to the covered porch, a lovely large eat-in kitchen, and three spacious bedrooms on the first floor. Perfect for a big family! The large garden surrounding the house provides ample space for relaxation and recreation.

The apartments:

Apartment 1, located at the front with its own gate, offers two bedrooms, a cozy living room with an open kitchen, and a bathroom. Apartment 2, also located at the front with an own gate, features one bedroom, a living room with an open kitchen, and a snug bathroom. These apartments are perfect for rental or for when family or friends come to visit.

Location:

Kaya Statius van Eps 13 is situated in a very central location in Belnem. The main road leads directly to Sorobon, where perfect conditions for windsurfing can be found. The EEG Boulevard is just around the corner, leading you directly to various dining spots where you can enjoy a cocktail at sunset or a meal by the sea. This road also heads south to several beautiful dive spots and the kite beach.

Are you ready to seize this unique opportunity? Contact us today for more information or to schedule a viewing!



Lay out

House: Ground floor; Spacious porch, living room, kitchen and bathroom. Stairs to the upper floor. First floor; Large hall, bedroom 1 at the front, bedroom 2 at the front, bedroom 3 at the back, bathroom at the back.

Apartment 1: Very spacious porch with outdoor kitchen, living room, bedroom 1 at the front, bathroom in the middle, and bedroom 2 at the back.

Apartment 2: Living room with open kitchen, bedroom with bathroom, and a porch at the back.

Technical specifications

- 110 & 220 volt,
- air conditioning in bedrooms,
- hot water supply.

Zoning plan

Extract from Ruimtelijk Ontwikkelingsplan Bonaire (zoning plan)

Link to zoning plan map with marker 4-F-345: [Map](#)

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





