



## Kaya Utrecht 4, Hato

US\$ 485,000 Asking price **SALE PENDING**

Buyers costs

Hato - 2,562 / 238 sq.ft./m2 - 3 Bedrooms - 2 Baths



## Real Estate information

Neighborhood	Hato
Address	Kaya Utrecht 4
Long Lease Land	
Bedrooms	3
Bathrooms	2
Parking	
Garage	
Walk-in Closet	
Air Conditioning in bedrooms	
Air Conditioning in living room	
Total living area	2,562 / 238 sq.ft./m2
Total ground area	9,903 / 920 sq.ft./m2
Construction date	1997
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-A-573. Long Lease Land until September 16th 2052.



## Features

Kaya Utrecht 4 is a detached home located in the popular Hato neighborhood. This area is known for its proximity to the azure blue Caribbean Sea and its popularity for the peace and space it offers. Additionally, it is just a short distance from the vibrant center of Kralendijk.

The house features a spacious living room with an open-concept kitchen that forms the heart of the home, an office, three bedrooms, and two bathrooms. From the en-suite bathroom of the master bedroom, you can step into the walk-in closet. The second and third bedrooms share a bathroom. Both the front and back of the house boast inviting porches, perfect for gatherings. At the rear of the house, you'll also find a storage room!

The property is surrounded by a lush garden filled with tropical greenery. On the left side of the house, there is a carport, while on the right side, you'll find a garage that is open at the back, providing direct access to the spacious covered porch.

Interested? Don't wait—contact us today to schedule a viewing!



## Lay out

Through the pedestrian gate or the driveway gate, you enter the property. The front porch leads to the entrance, opening into the living room with an open kitchen. To the right is the office. To the left, you'll find bedroom 1 with an en-suite bathroom and walk-in closet, bedroom 2, bathroom 2, and bedroom 3. On the rear porch, there is a storage room.

## Technical specifications

- 110 and 220 volts,
- built-in kitchen appliances,
- air conditioning in the living room,
- air conditioning in all bedrooms.

## Zoning plan

Extract from Ruimtelijk Ontwikkelingsplan Bonaire (zoning plan)

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

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









