



## Kaya Venus 11, Belnem

US\$ 635,000 Asking price **SOLD**

Buyers Costs

Belnem - 2,820 / 262 sq.ft./m2 - 5 Bedrooms - 3 Baths - Swimming Pool



## Real Estate information

Neighborhood	Belnem
Address	Kaya Venus 11
Long Lease Land	
Bedrooms	5
Bathrooms	3
Parking	
Swimming Pool	
Guesthouse	
Air Conditioning in bedrooms	
Total living area	2,820 / 262 sq.ft./m2
Total ground area	10,581 / 983 sq.ft./m2
Construction date	2019
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-F-699. Long Lease Land until 13th of September 2053.



## Features

This modern detached home is located on a corner lot in a quiet street in the desirable residential area of Belnem. A short distance from several diving and snorkeling sites, the windsurfing beach Sorobon, trendy beach clubs and restaurants. From the moment you enter this house, you will notice the spacious living room with open concept kitchen where you will immediately feel at home. Through the windows of the living room with open kitchen. The kitchen consist a cooking island next to large doors that connect this area with the covered terrace. This is a perfect place well situated on the wind and with a view of the private swimming pool and spacious garden.

The house has a large master bedroom with an private bathroom. The other two bedrooms share a second bathroom adjacent to the hall. The indoor storage connects the house with the guesthouse which consists of a living room with open kitchen, 2 bedrooms and 1 bathroom. The guesthouse has its own entrance with covered terrace. The high ceilings throughout the house provide a spacious feeling. This in combination with the tile floor in a herringbone pattern gives the house a contemporary look.

- located in the popular residential area Belnem,
- spacious covered terrace at the back of the house and on the side of the guest house,
- guesthouse consisting of 2 bedrooms and 1 bathroom,
- magnesium swimming pool with pump room,
- beautiful tropical garden with white crushed stones, tropical plants and trees,
- floor tiles herringbone pattern throughout the whole house and a concrete floor on the covered terrace,
- aluminium windows with shutters and screens,
- perfect accessibility, only 10 minutes to the center of Kralendijk.



## Lay out

Entrance at the side of the house, living room with an open kitchen, hall with adjoining master bedroom with private bathroom and 2 bedrooms with a shared bathroom. From the living room to the porch at the back of the house with adjacent swimming pool.

On the other side of the house is a covered porch with the entrance to the guesthouse consisting of a living room with open kitchen, 2 bedrooms and 1 bathroom.

## Technical specifications

- 110 and 220 Volt,
- air conditioning in all bedrooms,
- magnesium swimming pool- pump and filter installation,
- 8 solar panels,
- water heater.

## Zoning plan

Extract from Ruimtelijk Ontwikkelingsplan Bonaire (zoning plan)

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

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







