

EST.  1989

Harbourtown

REAL ESTATE



Kaya Venus 14 Belnem

Asking price: **\$ 595.000.-**
(excluding buyers cost)

Description

Well-maintained detached home with 3 bedrooms and 2 bathrooms. This fully furnished property borders two roads: Kaya Venus and Lima. It features an attached garage, two covered porches, and is built on 9,849 sq. ft. of freehold land.

Lay-out

The main entrance is located on Kaya Venus, while the porch faces Lima, providing an ideal position to enjoy the refreshing island breeze. Entry is through a covered terrace leading into the centrally located living room. The garage is situated to the right of the kitchen, while the bedrooms and bathrooms are located on the left side of the home.

The bright living room is characterized by its high ceiling, a large window overlooking the porch, and sliding doors in the dining area. An additional upper window above the entrance further enhances the spacious feeling and provides abundant natural light throughout the home. The living area forms an open layout and connects naturally with the surrounding spaces. A spacious porch overlooks the tropical garden and offers enough space for a dining area as well as a separate lounge area enclosed with shutters. The low-maintenance garden is landscaped with gravel and mature plants and trees.

Connected to the living room is the modern L-shaped kitchen, which was completely renovated in 2022. The kitchen offers ample drawers, storage space, and countertop space. It is equipped with built-in appliances by Bosch, including an induction cooktop, diagonal range hood, and dishwasher, as well as a Siemens combination microwave/oven. In addition, there is a freestanding American-style refrigerator/freezer.

Next to the kitchen, the garage/utility room can be accessed. While it can accommodate a small car, it is particularly ideal as storage space, especially considering the nearby windsurf location at Sorobon, kitesurfing beach, and various diving sites.

The bedrooms are located on the left side of the home, and each room is equipped with air conditioning and built-in wardrobes. The master bedroom is situated on the Lima side and features an en-suite bathroom. The second spacious bedroom is located at the front of the property and shares the bathroom with the third bedroom located in the center. The neat bathrooms were modernized in 2023 and feature floating toilets, rain showers with handheld showerheads, and vanities with two drawers.

The property is fully enclosed with a stone wall and decorative wrought-iron access gates for both the pedestrian entrance and garage.





DETAILS OF THE HOUSE

Unique details:

- + Fully furnished
- + Located on two paved roads
- + Freehold land
- + Modern kitchen and bathrooms

Technical details:

- Fully renovated in 2020
- Electrical installation renewed in 2020
- Kitchen renovated in 2023
- Bathrooms renovated in 2023
- Warmwater boiler for the bathrooms
- Daalderop water heater in the kitchen
- Equipped with two cesspool



**Charming
Island
Home**





Annual costs

Land tax (Grondbelasting)
when property serves as main
residence:

0,345% x value property.

Property tax (vastgoedbelasting)

0,91% x value property.

Tax-free: \$ 70,000.-

**No taxes are charged on rental income
on Bonaire.**

Closing costs

The costs of transfer (closing costs) are for
account of the buyer, unless specifically
mentioned otherwise. These consist of:

- 5% transfer tax
- Notary costs
- Registration costs cadastry

**Calculate the exact costs on our website:
harbourtownbonaire.com/en/buyers-costs/**