

EST.  1989

# Harbourtown

REAL ESTATE



## Caribbean Court D-433 Kralendijk

Asking price: **\$ 535.000,- k.k.**

# Description

Caribbean Court D-433 is a beautiful waterfront apartment featuring 4 bedrooms and 2 bathrooms. The apartment has a spacious private terrace with mooring access for a boat. It is located in the Caribbean Court complex, a prime location in Kralendijk.

## Layout

Next to the entrance of Plaza Resort is the entrance to Caribbean Court – a complex with apartments that allow both short- and long-term rentals. Building D is the fourth and final building in the complex. Apartment D-433 is an attractive corner unit located on the ground floor.

This charming apartment features a long living room with lovely views of the lagoon. The spacious private terrace along the water offers direct access to the marina.

The simple open kitchen includes a bar and is equipped with a built-in refrigerator/freezer, induction cooktop, built-in oven, and freestanding dishwasher. At the back of the living room is the dining area.

On the long side of the building, adjacent to the walkway, there are 3 bedrooms. The generous master bedroom is centrally located and shares a bathroom with the bedroom near the entrance. The rear bedroom is currently used as a TV room with air conditioning and has sliding doors to the terrace. Behind the living room is another bedroom with a practical built-in closet.

Additional features in the hallway include a separate closet for a washing machine and dryer, a utility closet with boiler, and an extra niche with a second fridge-freezer.

The building in which the apartment is located offers added privacy thanks to a private gate to the dock – exclusively accessible to residents of this building.





# DETAILS ABOUT THE HOUSE

## Highlights

- 4 bedrooms, 2 bathrooms
- Furnished
- Short-term rental allowed
- Dive school on-site
- Boat mooring available (no assigned spot)

## Technical Details

- + Living area: 123.2 m<sup>2</sup>
- + Terrace: 36.1 m<sup>2</sup>
- + 110V and 220V electrical outlets
- + 5 airconditionings, 4 ceiling fans
- + Leasehold until October 24 2050



*Beautiful  
Waterfront  
Apartment*





## Annual costs

**PLand tax (Grondbelasting)**  
when property serves as main  
residence:  
**0,345% x value property.**

**roperty 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/](http://harbourtownbonaire.com/en/buyers-costs/)**