

Harbourtown

REAL ESTATE



Watervillas 78b

Kralendijk

Asking price: **\$ 419.000,- k.k.**

Description

The apartment is centrally located between the airport and the center of Kralendijk. Each block of 4 apartments, divided over 2 buildings, together form an owners' association (HOA) within Watervillas.

Layout

A modern two-bedroom apartment is accessed via an exterior staircase. There is a spacious and bright living room with large sliding doors opening to the generous covered terrace outside, allowing indoor and outdoor living to blend seamlessly. From the living room and porch, there is a beautiful view of the water. The open parallel kitchen is fully equipped with modern built-in appliances, including a dishwasher, induction cooktop, and combination oven. The two opposing straight kitchen units provide a sleek, symmetrical look and create a logical workspace layout, including space for bar stools.

The hallway near the front door provides access to the 2 bedrooms, laundry area, and bathroom. The bright master bedroom is located at the front and offers a view of the runway at Flamingo Airport. It's always special to watch the arrival and departure of planes from such an ideal spot. The air-conditioned bedroom has a box-spring bed and a wardrobe. The guest bedroom has a single bed, but could also accommodate a double bed. Using a library ladder, there is additional space in the loft above the adjacent bathroom—ideal for storage of items such as suitcases. On the ground floor, the apartment also has its own extra storage room, perfect for dive gear, for example.

Thanks to the favorable zoning of this area, both short- and long-term rentals are permitted, as well as using it as your own residence. The dock is jointly owned, and an apartment owner can moor their own boat here. Through the lagoon, there is an open connection to the sea in the direction of Plaza Resort. At the front of the property, the apartment has its own private parking space.





DETAILS ABOUT THE HOUSE

Unique details:

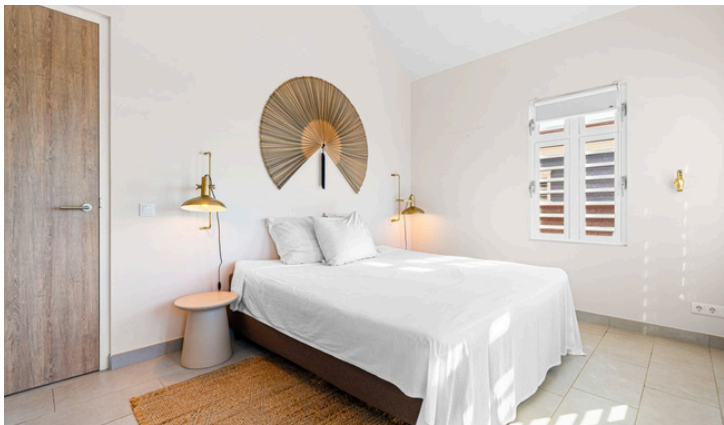
- + Fully furnished
- + Vacation rentals permitted
- + Waterfront view
- + Dock for mooring your own boat
- + Very central location
- + 8 solar panels with inverter
- + Affordable HOA fee (\$20/month)

Technical details:

- Built area: 807.3 sq.ft (75 m²)
- Year built: 2021
- Leasehold until October 1, 2067
- HOA fee: \$20/month
- Fiber optic internet (Telbo)
- Real estate tax exemption until 2031



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Ideal for vacation rentals



Watervillas 78b



Woonkamer: 21,6 m²
 Porch: 19,4 m²
 Slaapkamer: 12,9 m²
 Logeerkamer: 6,8 m²
 Badkamer: 4,7 m²
 Hal + entree: 7,3 m²
 Wasruimte: 1,0 m²
 Berging: 1,3 m²

Living room
 Porch
 Bedroom
 Guest bedroom
 Bathroom
 Hall + entry
 Utility room
 Storage

Totaal oppervlakte: 75 m²
 Total surface: 807 sq.ft (75 m²)

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Annual Costs

Property tax (vastgoedbelasting)

0,91% x value property.

Tax-free: \$ 70,000.-

No taxes are charged on rental income on Bonaire.

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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/**