

# Harbourtown

REAL ESTATE



## Kaya Kapricornio 9 Belnem

Asking price: **\$ 495.000**  
(buyers costs not included)



# Description

**Kaya Kapricornio 9** is a beautiful detached home with 3 bedrooms and 2 bathrooms, situated on a spacious 856 m<sup>2</sup> lot. The property is located near the beach in the quiet and highly sought-after residential area of Belnem.

## Layout

Upon entering, you step into a cozy living room with an open kitchen and a large air conditioning unit. From the living room, there is direct access to a charming covered back porch, which was added in 2020. This porch offers a lovely view of the large backyard.

At the front of the house, near the entrance, there is a second covered porch, ideal for enjoying outdoor living in the shade.

The master bedroom features a spacious walk-in closet, an en-suite bathroom with sink, shower, and toilet, as well as air conditioning. The two other bedrooms, located on the opposite side of the house, are also equipped with air conditioning and share the second bathroom.

Surrounding the home is a generous garden, equipped with a drip irrigation system connected to the main water supply, ensuring efficient watering of the landscaping. There is also ample space on the lot to potentially add a swimming pool.

On the side of the house, there is a practical, separate laundry room with enough space for a washer and dryer (stacked setup).

The exterior of the house was completely repainted in the spring of this year, including all window frames and doors. In addition to the extended back porch, the kitchen was also renovated in 2020.







# DETAILS ABOUT THE HOUSE

## Unique aspects:

- + Detached home on a spacious lot
- + 3 bedrooms, 2 bathrooms
- + Close to beaches
- + Near beautiful dive sites
- + 10 minutes from the town center
- + Space available to build a pool

## Technical details:

- Built area: +/- 134 m<sup>2</sup> (1142 sq ft)
- Spacious lot: 856 m<sup>2</sup> (9211 sq ft)
- 4 airconditioning & 5 ceiling fans
- 110V and 220V power outlets
- Lease until April 24, 2068
- Annual lease fee: \$143.47





*Charming Detached  
Home in Belnem*





## Annual costs

Land tax (Grondbelasting)  
when property serves as main residence:  
 $0,345\% \times \text{value property}$ .

Property tax (vastgoedbelasting)  
when property is second home:  
 $0,91\% \times \text{value property}$ .  
Tax-free: \$ 70,000.-

No taxes are charged on rental income.

## 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/)