

Harbourtown

REAL ESTATE



Kaya Sirena 9A2 Kralendijk

Askingprice: **\$ 928.500 ,- incl. ABB**

Description

Villa Sirena is a luxurious newly built home located in the prestigious Sirena Residence park. This detached villa with garage, swimming pool, and office space features 3 bedrooms, each with its own private bathroom. Sirena Residence is a new neighbourhood on the outskirts of downtown Kralendijk.

Buyers costs: appr. \$ 8,400
(+ mortgage costs if applicable)

Lay-out

This home under construction is scheduled for completion by the end of 2025 and is situated on one of the largest lots in the park. It is characterized by high-quality finishes and the use of luxurious materials.

To the left of the spacious garage is the covered entrance. At the front of the house is a beautiful L-shaped kitchen, equipped with lower and upper cabinets. The living room, equipped with a powerful air conditioner, is bright and offers space for both a lounge and dining area.

Connected to the living room is the covered porch with a ceiling fan. The entire home features a natural travertine stone floor that flows seamlessly onto the porch and the pool deck. The property includes a generously sized swimming pool measuring 4 by 8 meters (32 m² / approx. 344 sq.ft).

Directly adjacent to the living room is an additional room that can be used as an office, children's room, or TV room. The largest bedroom, overlooking the pool, offers plenty of space and includes a walk-in closet. The second and third bedrooms are also generously sized, and all feature en-suite bathrooms and air conditioning.

Between the garage and the living room is a separate guest toilet and a pantry/laundry room, while outside there's an additional storage area. In front of the garage, there's a driveway that easily accommodates two cars. The garden is fully enclosed, largely by a natural stone wall.





DETAILS ABOUT THE HOUSE

Unique details:

- + Brand-new construction (2025)
- + High-quality kitchen and bathrooms
- + Centrally located freehold land
- + Fully paved residential area
- + Indoor garage + swimming pool

Technische details:

- A boiler has been installed to provide hot water to the bathrooms and kitchen.
- Septic tank
- All electrical systems operate on 220V
- HOA contribution: \$50 per month





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/