



Harbourtown

REAL ESTATE



Kaya Barakuda 28B Antriol

Asking price: **\$ 295,000.-**
(buyers costs not included)

Description

This charming detached home with 2 bedrooms and 1 bathroom, situated on a 565 m² lot, is now for sale. Built in 2022, the property comes with its own private swimming pool. It is located on a side street directly off Kaya Korona in Antriol Pariba.

Layout

The living room is connected to the open L-shaped kitchen, featuring modern gray floor tiles and sliding doors leading to the terrace. The living room also has two ceiling fans.

Both bedrooms, also with the same floor tiles, are directly adjacent to the living room. Each bedroom has an air conditioner and a ceiling fan. The simple bathroom, equipped with a wall-mounted toilet, shower, and sink, is located between the two bedrooms.

The property has a spacious garden at both the front and back. At the front, there is a porch with space for a lounge sofa—perfect for enjoying a cup of coffee. At the back, you'll find a wooden pool deck with a built-in IGUI fiber pool, ideal for cooling off or relaxing with friends. The garden also features mature plants, including a Bismarck palm tree.

The home offers plenty of private parking space both inside and outside the gate. The entire lot is fenced, with a manually operated front gate. This makes it ideal for a young family, pet owners, or anyone looking for a comfortable home with privacy.





DETAILS ABOUT THE HOUSE

Unique details

- 2 bedrooms, 1 bathroom
- Private swimming pool
- Privacy
- On-site parking
- Mature garden

Technical details

- Living area: 101 m2 (1,087 sq.ft.)
- Leasehold land: 565 m2 (6,082 sq.ft.)
- Long lease until 27th August 2040
- 110v en 220v connections



Detached home with swimmingpool





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 cadastral

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