

Harbourtown

REAL ESTATE



Kaya Geleen 19a+b Hato

Asking price: **\$ 420.000.-**
(buyers costs not included)

Description

In the popular Hato neighborhood, these 2 charming semi-detached homes are now for sale! Both homes have 2 bedrooms, 1 bathroom, a spacious garden, and a carport. An ideal investment for both living and renting.

Layout

The lot of 8,104 sq.ft (753 m²) is fully enclosed with a concrete fence. Both homes have a private garden, a pedestrian gate leading to the front door, and a gate to park the car on the property.

At both the front and back of the homes, there is storage space, a carport, and a spacious garden with mature plants and trees. Plenty of space to enjoy Bonaire's climate or to have a cup of coffee on one of the 2 covered porches.

Kaya Geleen 19a

The living room is directly connected to an open kitchen with a kitchen island. The hallway leads to two spacious bedrooms with a simple bathroom located in the middle of the hallway. This bathroom includes a shower, sink, and wall-mounted toilet.

Kaya Geleen 19b

This home, located on the corner of the lot, features a living room that connects to an open kitchen with a breakfast bar. The adjoining hallway leads to two spacious bedrooms and a bathroom with the same features as the other home.

Both homes are rented for a total amount of \$2,645 excluding WEB and internet. Home 19a has a rental contract until April 17, 2026, and home 19b is rented out long-term.





DETAILS ABOUT THE HOUSE

Highlights:

- + Newly built neighborhood
- + Located near restaurants, supermarket, and shops
- + Parking available on the property
- + Good rental potential
- + Each home has a carport + storage space

Technical details:

- Living area per house: 95 m² (1,023 sq.ft.)
- Leasehold land: 753 m² (8,04 sq.ft.)
- Long lease until 4th February 2071
- 110v en 220v connections

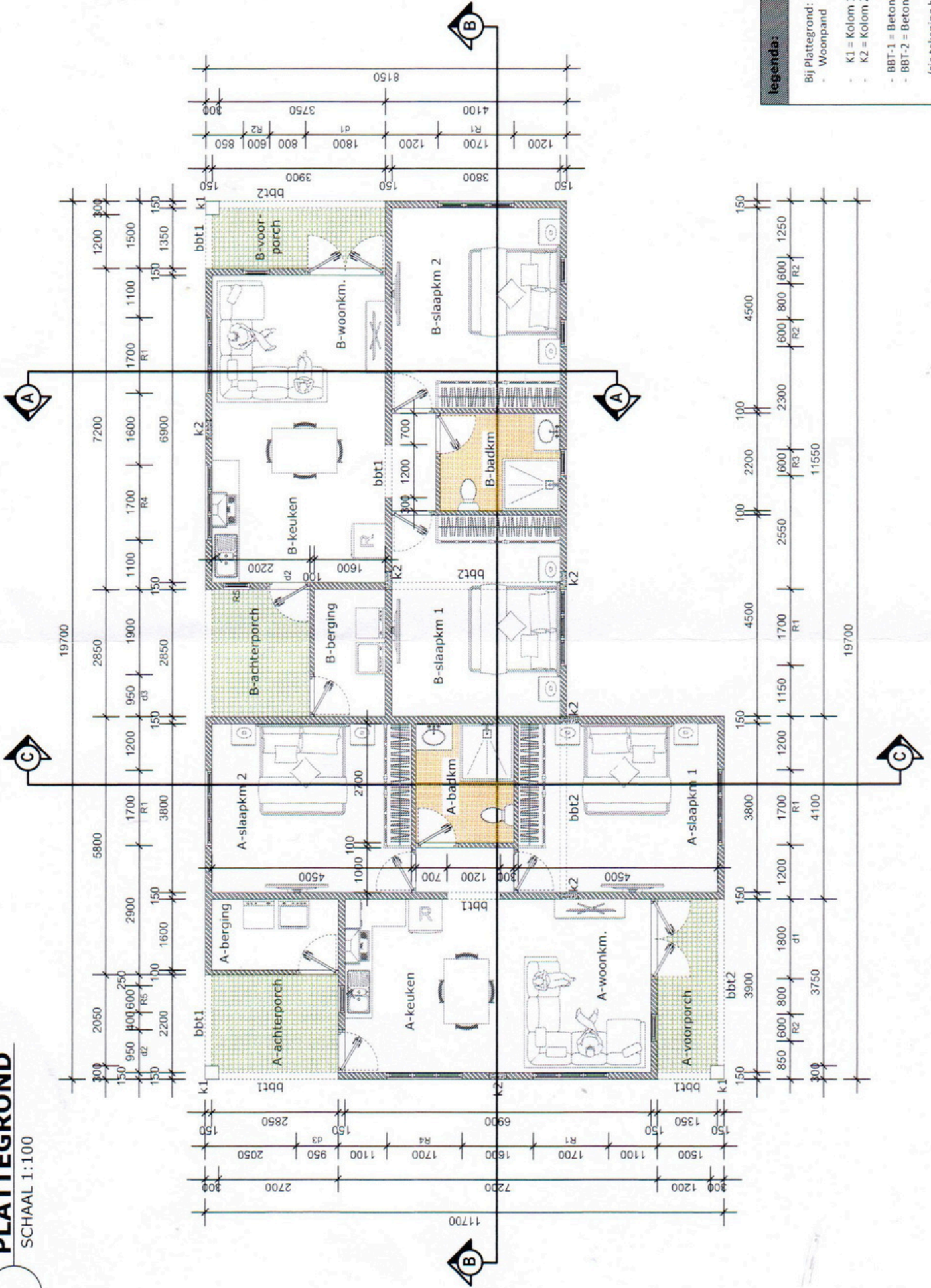


Two charming semi-detached homes in Hato!



PLATTEGROND

SCHAAL 1:100



legenda:

- Bij Plattegrond:
- Woonpand = 189 m²
 - K1 = Kolom 1 (3X)
 - K2 = Kolom 2 (6X)
 - BBT-1 = Betonbalktype 1
 - BBT-2 = Betonbalktype 2
- (zie tekening b-06)



Annual costs

Land tax (Grondbelasting)
when property serves as main
residence:

0,345% x value property.

Property tax (vastgoedbelasting)
when property is second home:

0,91% x 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/**