

Harbourtown

REAL ESTATE



Kaya Bamba 4 Nikiboko

Asking price: **\$ 425,000.-**
excluding buyers costs

Description

Detached house with 3 rentable studios, ideal for private living combined with rental income. This interesting home in Nikiboko features 16 solar panels and is built on a lot of almost 780 m².

Layout

Through the covered front porch with seating area, there is access to the L-shaped living room with open kitchen. The room has high ceilings and is equipped with air conditioner. The U-shaped kitchen was recently updated with new built-in appliances, including induction cooktop. At the rear is a spacious second porch with dining area, lounge section and a fixed outdoor bar.

The main house features two bedrooms with a/c and a ceiling fan. There is a basic bathroom with toilet, sink and shower. From the porch in the back a small bridge leads to a gazebo of almost 18 m² with seating area. There is also a covered space to dry clothes. Two 20ft containers with a roof structure between them are currently used as a carport or for extra storage, where the washing machine for the studio tenants is located.

3 rentable studios

On the property there are three self-contained studios, each with a private entrance.

The first studio is part of the main house and includes a compact kitchen, sleeping area, and separate bathroom. It also has its own private section of the garden. This unit can be rented for around \$650 per month (incl. water & electricity).

The second studio is detached and located at the front of the property. It includes a convenient kitchen, single bed, and shower, with a separate outdoor sitting area in front. This studio can easily be rented for \$600 per month (incl. water & electricity).

Finally, there is a third small studio at the back that is surprisingly complete. It also features a single bed, kitchen, and shower. A realistic rental price is \$450 per month (incl. water & electricity).





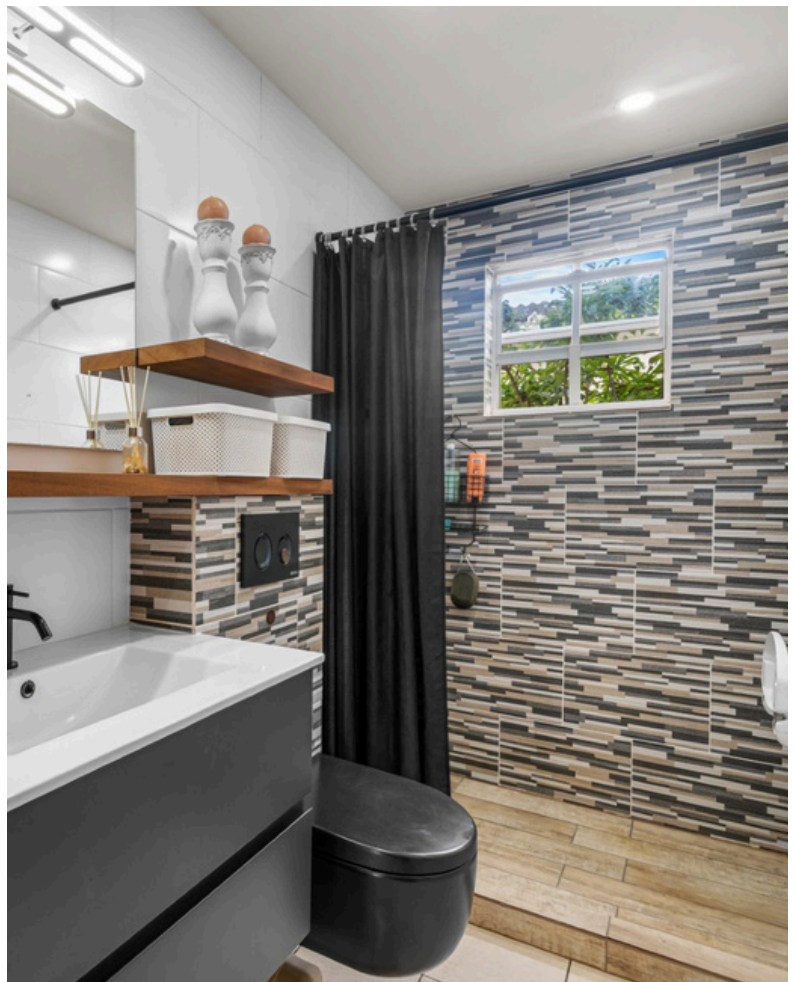
DETAILS ABOUT THE HOUSE

Unique details:

- + 3 rentable studios
potential income: \$ 1,700 per month
- + Large covered terrace with outdoor bar
- + Solar panels with battery storage
- + Quiet residential area

Technical details:

- Built area: 1,636 sq.ft (154 m2)
- Year of construction: 2005
- Lot size: 780 m2
- Long Lease Land until 08-31-2055
- Long Lease fee: \$ 281/year



House with 16 solar panels





3 rentable studios





Annual costs

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

OR

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/