



Harbourtown

REAL ESTATE



Kaya Moderato 17

Nikiboko, Yato Bako

Asking price: **\$ 415,000.-**
excluding buyers costs

Description

Detached house with 2 bedrooms and 2 bathrooms. Ideal for a family, with the option to build an additional floor. This interesting home in Nikiboko (Yato Bako) offers many possibilities and is built on a 779 m² freehold lot.

Layout

Located on a paved road near schools and supermarkets. Within the natural stone fencing, there is ample space to park cars on the property. A notable feature of this home is that it still offers many possibilities to customize and expand it.

Through the pedestrian gate, you reach the entrance of the house. You step directly into the spacious living room with French doors opening to the garden. You also have access to the large kitchen, which has a back door also leading to the garden. The living room is bright due to the many shuttered windows, providing a pleasant breeze throughout the house.

The U-shaped kitchen with cooking island is equipped with plenty of cabinet space and built-in appliances, including a built-in oven, 5-burner cooktop, and dishwasher. Additionally, there is a spacious dining area opposite the kitchen.

The house features two bedrooms, located at the back left and front right. Both bedrooms are equipped with air conditioning. The master bedroom is generously sized and includes a walk-in closet and en-suite bathroom. This bathroom has a large shower and double sink. A washing machine connection is also located in this bathroom.

Near the second bedroom is the second bathroom at the front right, which also serves as a guest toilet. The large garden, as well as the porch, has not yet been landscaped, giving the new owner the opportunity to create their own design.

The house is constructed in such a way that an additional floor can be built on top of it – a good investment for expanding the living space or potentially creating an apartment that could generate extra rental income. Additionally, this lot allows for the construction of a separate 40 m² apartment (see: Residential Area-I).





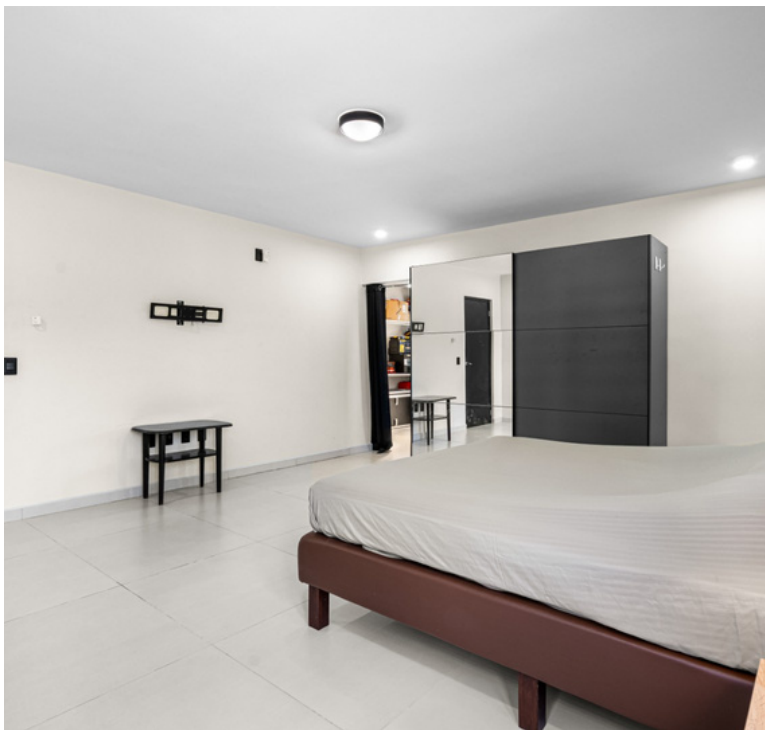
DETAILS ABOUT THE HOUSE

Unique details:

- Possibility to add an extra floor & build an additional apartment
- Spacious garden
- Quiet and child-friendly residential area
- Paved road
- Walk-in closet

Technische details:

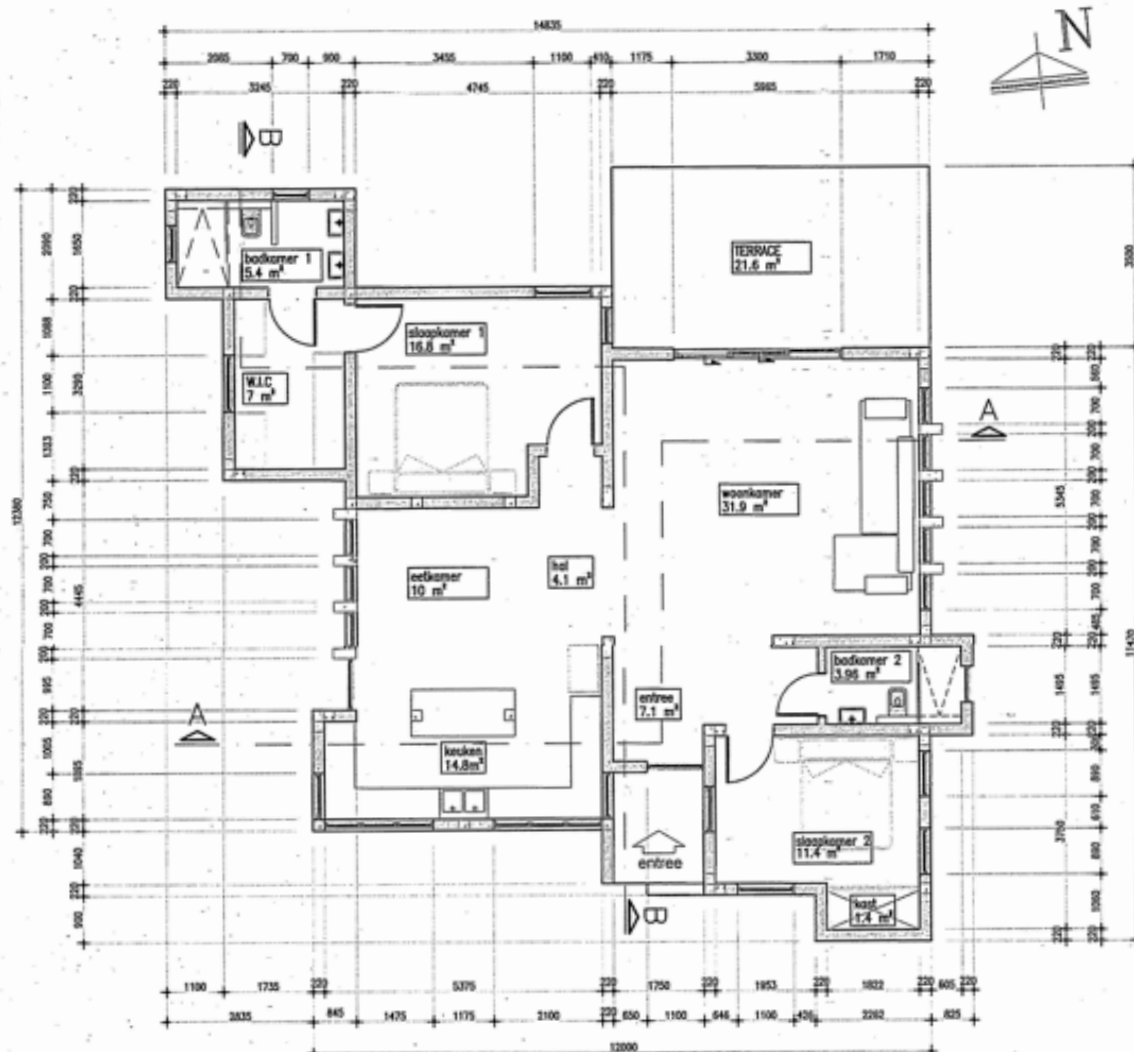
- Built surface: 1,722 sq.ft. (160 m²)
- Building year: 2023
- Lot size: sq.ft. (779 m²) freehold land
- Hot water boiler (75 liter)
- 220V + 110V
- Septic - 3 compartments
- Inverter Air conditioners



House with expansion possibilities







NIEUWBOUW OPPERVLAKTE

WOONRUIMTES: 114 m²
TERRACE 22 m²
TOTAAL 136 m²

ARCH – PLATTEGROND

Nivel + 0.00

schaal 1:100



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/