

EST.  1989

Harbourtown

REAL ESTATE



Caribbean Court E-9 Kralendijk

Asking price: **\$ 229.000,-**
excluding buyers costs

Description

Caribbean Court is very centrally located. From here, the center of Kralendijk is within walking distance, and supermarkets and several restaurants are also easily reachable on foot.

It is a complex with 4 buildings, each containing multiple apartments. These 9 connected ground-floor apartments are situated behind the communal swimming pool, which you can view directly from your terrace. A dive school is located within the complex.

This apartment is being sold with a current rental agreement.

Layout

This apartment is located in the garden of Caribbean Court, just behind the communal swimming pool. At the front, there is a compact covered porch, and on the left side there is an access door to the parking area.

Upon entering the cozy living room with high ceilings (T1-11), you immediately see the open kitchen with granite countertop. Through a side hallway, you reach the full bathroom with anthracite and white tiles. At the rear of the home is the bedroom, equipped with a ceiling fan and air conditioning.

An apartment at Caribbean Court is ideal for renting out, both long-term and short-term. At the moment, it is rented long-term for an amount of \$700 USD per month, excluding WEB utilities.





DETAILS ABOUT THE HOUSE

Highlights

- Good investment with an active rental agreement
- Corner apartment
- Communal swimming pool
- Long & short term allowed

Technical Details

- + Living area: 50m² (522 sq. ft.)
- + 110/220V electrical outlets
- + Leasehold until: July 24, 2066
- + Year of construction: 2008



*Cozy 1 bedroom
apartment*





Annual costs

Land tax (Grondbelasting)
when property serves as main
residence:
0,345% x value property.

Property tax (vastgoedbelasting)
0,91% x value property.
Tax-free: \$ 70,000.-

**No taxes are charged on rental income
on Bonaire.**

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/**