



Harbourtown REAL ESTATE



Kaminda Lagoen 45a
Oud Lagoen

Asking price: € 535,000

Buyers costs not included

Description

Detached family home at the entrance of the new residential area Oud Lagoen, featuring a swimming pool, 3 bedrooms and 2 bathrooms. This traditionally built home in Bonairean style is set on a spacious and mature garden, offering a high level of privacy.

Lay-out

Entrance through the country-style kitchen, which spans the full width of the house and is separated from the living room by pillars. At the end of the kitchen is a cooking niche with a nostalgic touch, housing the gas stove. The kitchen, fitted with lower cabinets only, offers ample workspace.

Throughout the entire house, parquet flooring enhances the authentic country-home atmosphere. The living room features a high ceiling, creating a spacious yet cozy feel. French doors at the rear open onto the covered terrace with terracotta tiles, offering space for a long dining table. From here, there is a beautiful view of the swimming pool and the palm-leaf-covered seating area next to the pump house.

The house has 3 bedrooms. The largest bedroom on the south side is generously sized and features built-in wardrobes. The en-suite bathroom includes a stone countertop with double vessel sinks, a walk-in shower and a toilet. The other two bedrooms are located on the opposite side of the house, with the rear bedroom offering direct access to the porch. The 2nd bathroom is situated between these bedrooms.

The house has a utility room providing extra storage and a washing machine connection. If desired, an exterior door can still be installed here. It is currently closed off.

Oud Lagoen





DETAILS ABOUT THE HOUSE

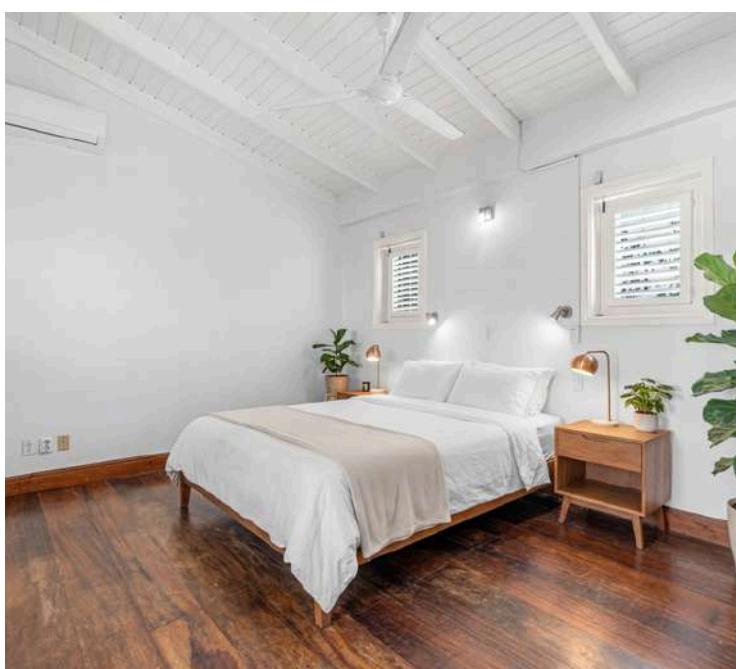
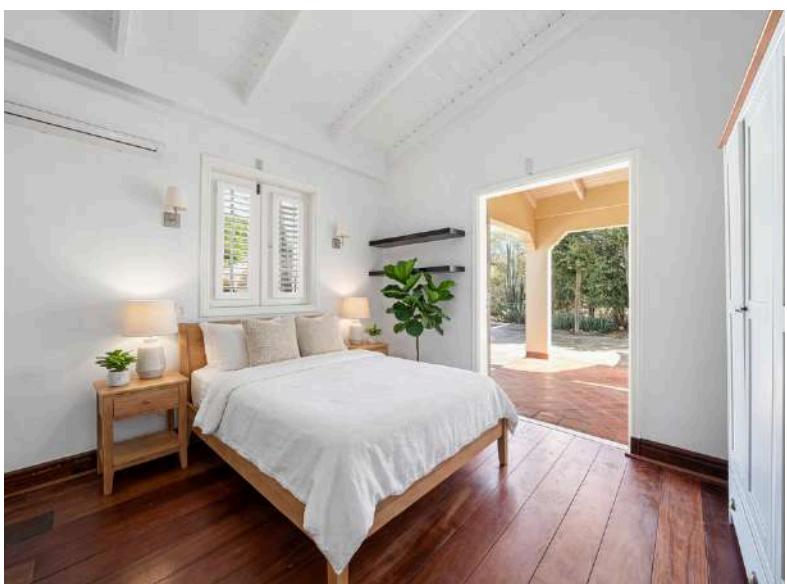
- + Entrance at Oud Lagoen
- + Swimming pool
- + Freehold land
- + 6 solar panels
- + Cistern for rain water
- + Available immediately

Zoning plan:	Residential-III
Lot size:	1,310 m ² freehold land
Building size:	135 m ²
Number of bedrooms:	3
Number of bathrooms:	2
Cadastral data:	4-E-2458 & 3053





Bonairean house with pool and palapa





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 cadastre

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