

# Harbourtown

REAL ESTATE



## Kaya Brida 5 Antriol Pariba

**Asking price: \$ 365,000**

Buyers costs not included

# Description

Detached home (2014) with 3 bedrooms and 2 bathrooms in a quiet area of Antriol. The property is being sold with tenants in place and is built on a spacious lot over 7,500 sq ft (703 m2) lot.

## Layout

At the front of the property there is a concrete wall with wooden slats between the columns. A pedestrian gate leads to the house, which is slightly elevated and accessible via a few steps. Through a small covered porch, you enter the bright through-living room. This space is surprisingly wide and also features an additional garden garden room adjacent to it. The L-shaped kitchen offers a generous countertop and upper cabinets. A Dutch door at the rear leads to the back porch, where the storage/laundry room is also located.

The entire home is fitted with tiled flooring and has a suspended ceiling. Furthermore, it offers 3 bedrooms, all without air conditioning. These bedrooms are located along the side of the house and are accessible via a central hallway. The largest bedroom at the front has an air conditioner owned by the tenant. This room includes an en-suite bathroom and a built-in wardrobe wall. The rear bedroom and the middle bedroom share the second bathroom located between them.

This detached home is situated on an unpaved road running parallel to Kaminda Lagoon. It is conveniently located near the connecting road between Antriol and Nikiboko, just 3 kilometers from the center of Kralendijk. Finally, the house features wooden window frames and a spacious garden that still needs landscaping.

The rental income of \$1,400 per month. There are two septic tanks. In deteriorated condition, there is a wheelchair ramp that allows ground-level access to the house from the rear.





# DETAILS ABOUT THE HOUSE

## **Unique details:**

- + Quiet residential area
- + 3 bedrooms / 2 bathrooms
- + extra garden room
- + Fully fenced

## **Technical Details:**

- Living area: 1,744 sq.ft (162 m<sup>2</sup>)
- Long lease land: 7,567 sq.ft (703 m<sup>2</sup>)
- Long lease until December 20, 2054



## Detached home in Antriol Pariba





## 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/](http://harbourtownbonaire.com/en/buyers-costs/)**