



# Harbourtown REAL ESTATE



## Kaya Tre 4 Nikiboko

Asking price: **\$ 364,000.-**  
(Buyers costs not included)

# Description

Detached 2-story house in Nikiboko (2019) with two bedrooms. Ideal for rental or owner-occupancy. The spacious plot of 6,889 sq.ft (640 m<sup>2</sup>) of freehold land offers opportunities for further development or expansion.

## Layout

The central hallway features a stone quarter-turn staircase leading to the upper floor where the living area is located. The bright living room, with windows all-around and a high ceiling, is equipped with an air-conditioning unit. Sliding doors provide access to the spacious, wind-facing balcony, from which there are wide, open views. The L-shaped kitchen is constructed of concrete and fitted with a dishwasher and built-in appliances, including a built-in oven and gas cooktop.

On the ground floor, there are two bedrooms, along with a bathroom and a separate toilet. Additional storage space is located beneath the staircase, where the washing machine connection is also installed. Below the balcony is a second covered terrace with a seating area in the garden. This is a delightful lounge area overlooking the spacious garden and the strikingly large Bismarck palm. At the rear of the house, there is additional garden space to relax.

The house is situated at the rear of the plot and the entire property is fully enclosed by a stone wall. A distinctive feature of this home is its two residential levels, which give it a playful yet modern appearance. There is ample space to add an additional apartment or garage.

The home is centrally located in the Nikiboko neighborhood, close to schools and supermarkets. Because the property is fully enclosed, it is very suitable for a young family or for people with pets.





# DETAILS ABOUT THE HOUSE

## Unique aspects:

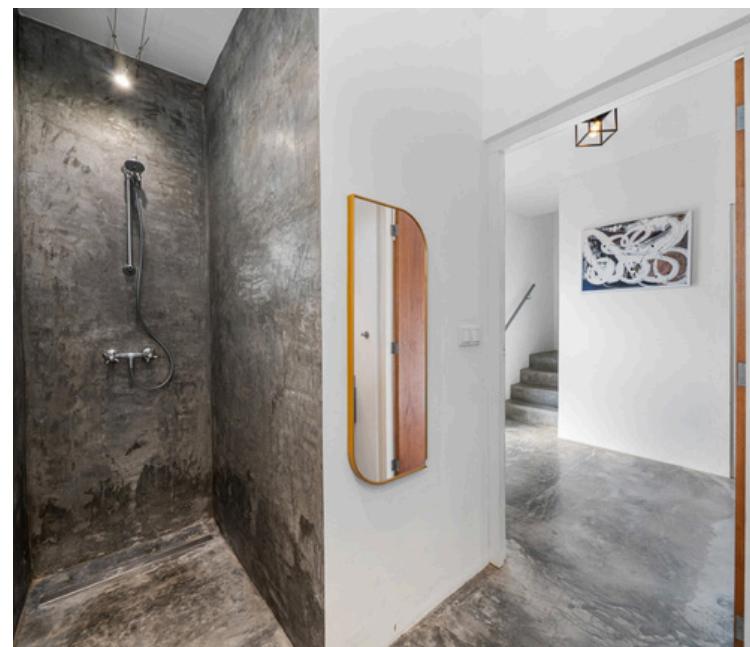
- + Spacious plot with a lot of privacy
- + Excellent rental potential
- + Large covered balcony and terrace
- + Quiet residential neighborhood
- + Possibilities for expansion

## Technical details:

**Year of construction: 2019**  
**Built area: 1,206 sq.ft (112 m<sup>2</sup>)**  
**Freehold land: 6,889 sq.ft (640 m<sup>2</sup>)**



2-story house  
with a  
spacious garden





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