

EST.  1989

# Harbourtown

REAL ESTATE



## Kaya Krisolito 24 Santa Barbara

Asking price: **\$ 749,000.-**

(Buyers costs not included)

# Layout

Modern villa located in the Santa Barbara neighborhood, featuring 3 bedrooms, magna- pool, palapa and rooftop terrace. The living area with pool deck is situated at the rear of the property, offering optimal privacy. The home also includes 9 solar panels and a spacious storage room.

## Lay out

This detached villa has a side entrance that serves as the main entrance, where the concrete staircase leading to the rooftop terrace is also located.

Upon entering the spacious open kitchen you immediately enjoy a beautiful view of the terrace and swimming pool. The wide living room features folding doors opening onto the covered terrace. The concrete kitchen includes a kitchen island, creating an open and direct connection with the living room.

The primary bedroom is located in the left wing and features glass doors and shutters on both sides, providing views of both the garden and the pool. This room includes a walk-in closet and en-suite bathroom. The other two bedrooms are located at the front of the house. Both rooms have access to a terrace and share a bathroom.

In the long hallway in the center of the home, is a separate guest toilet. Behind the second bathroom is a laundry room, which also houses the utility meter cabinet. The property offers several convenient storage spaces. Additionally, there is a spacious storage room next to the main bedroom by the terrace.

The magnapool is 5'6" (170 cm) deep and features a shallow lounging area. The pool deck was renewed with composite materials in 2025. Behind the pool, there is a pergola providing an additional shaded terrace.





# Details of the house

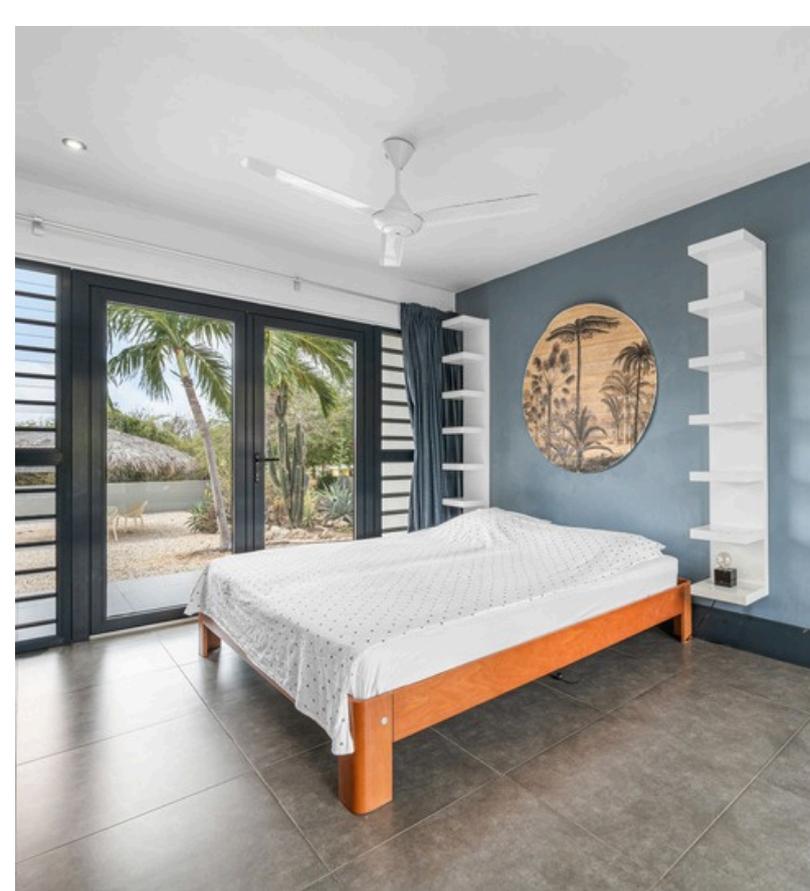
## **Unique details:**

- + Rooftop terrace with ocean view
- + Magnesium swimming pool
- + Fully furnished
- + 2 rinse tanks for dive gear
- + Quiet residential neighborhood

## **Technical details:**

- # Year of construction: 2011
- # Built area + porch: 2,422 sq.ft (225 m<sup>2</sup>)
- # Freehold land: 10,764 sq.ft (1,000 m<sup>2</sup>)
- # 9 solar panels
- # Hot water boiler
- # Fiber optic internet (Telbo)





Modern villa with  
magnapool and  
rooftop terrace



# Kaya Krisolito 24 floorplan

4-A-983 (1.000 m<sup>2</sup>)



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## Annual costs

**Landtax ('Grondbelasting'):**  
0.345% x property value.  
*When property serves as main residence.*

**Property tax ('Vastgoedbelasting'):**  
0.91% x property value.  
Tax-free: \$70,000.  
*When property serves as a second home.*

**No tax is levied on any income from rental.**

## Closing costs

The costs of transfer (closing costs) are for account of the buyer, unless expressly mentioned otherwise. These consist of:

- 5% transfer tax
- Notary costs
- Registration costs cadastre

Calculate the exact costs on our website:  
[harbourtownbonaire.com/nl/kopers-kosten/](http://harbourtownbonaire.com/nl/kopers-kosten/)