

EST.  1989

Harbourtown

REAL ESTATE



Kaminda Jato Bako 48 Nikiboko

Asking price: **\$ 479,000**

(buyers costs not included)

Description

Two fully furnished apartments under one roof, featuring a swimming pool and palapa in the garden, built on nearly 8611 sq.ft of freehold land. A fantastic opportunity to combine living here and renting out the other apartment. Each apartment of approximately 785 sq.ft offers 2 bedrooms and 1 bathroom.

Layout

The solidly built stone house has a cozy porch at the main entrance. From the hallway, on the left is the entrance to apartment 1, Kas Iguana (48), and apartment 2, Kas Kadushi (48a), is on the right side. A spacious storage area is located between the apartments, and the entire property is fully fenced.

Upon entering the left apartment (Kas Iguana), you find a living room with an open kitchen. The high ceiling creates a spacious feeling. The compact kitchen is located at the rearend of the apartment and has windows overlooking the garden and storage area. The L-shaped concrete kitchen is fitted with wooden cabinet fronts/drawers and some appliances. The kitchen provides access to the spacious terrace with seating and dining areas. The porch spans the full width of the apartment and offers a beautiful view of the tropical garden.

The houses are fully furnished and finished with floor tiles throughout the whole house. Screens are installed on windows and doors. The two air-conditioned bedrooms share a centrally located bathroom and are situated on the outer side of the apartment. These rooms have lowered ceilings, which allows them to cool more efficiently. The second apartment on the right, Kas Kadushi, is mirrored and nearly identical to Kas Iguana.

Between the two apartments is a spacious storage area, accessible only from the rear and secured with a steel gate. The first section includes a rinse tank for divers, an outdoor shower and space to hang wet diving equipment. The second section has space for the installation of a washing machine. The rear section features a lockable storage room with a loft above for additional storage. This central storage area ensures sound insulation and provides privacy for each terrace.

At the front of the property is a well-maintained garden with two access gates. There is space on both sides for on-site parking. The backyard features many mature tropical plants and is fully equipped with a drip irrigation system. There is a relatively long swimming pool (chlorine), which was recently (2026) finished with a new Aquabright pool coating. The property also includes 5 solar panels and is available immediately.





DETAILS ABOUT THE HOUSE

Unique aspects:

- + 2 apartments under 1 roof
- + inventory included
- + Spacious storage spaces
- + 5 solar panels
- + Swimming pool (poolcoat 2026)
- + Mature garden with dripsystem
- + Excellent rental potential

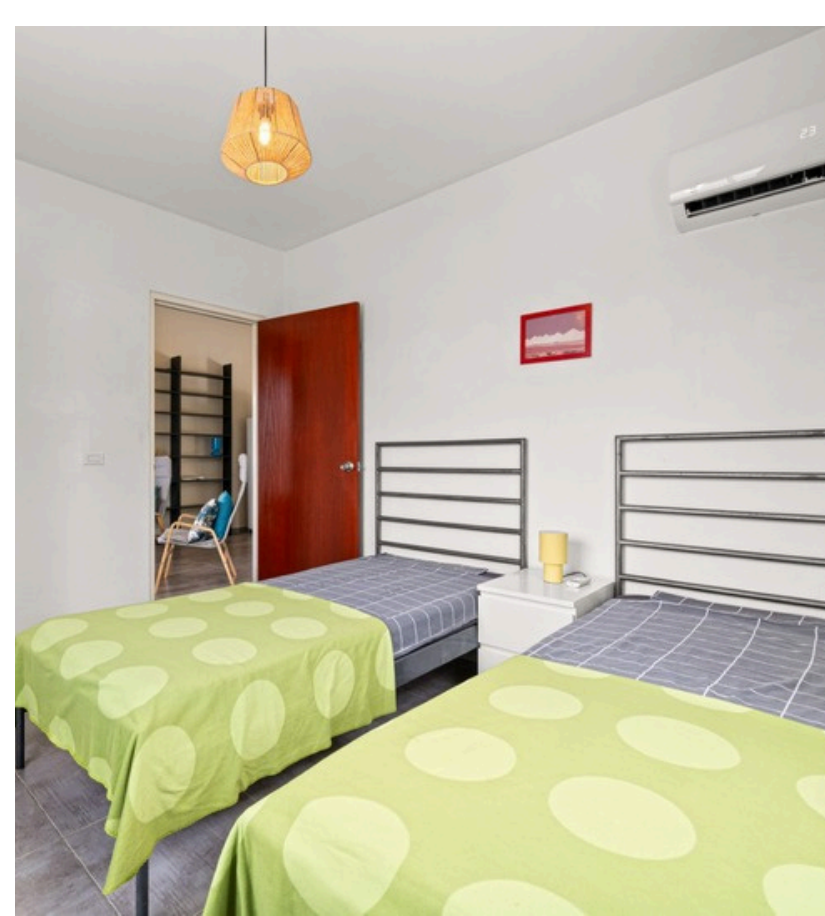
Technical details:

- Built area: 73 m² x 2 (1,571 sq.ft)
- Freehold land: 8,568 sq.ft (796 m²)
- 4 airconditioners
- 110V and 220V power outlets
- Each apartment has own WEB



*2 fully furnished
apartments under one roof*





Living & rental incomes





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 cadastry

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