

EST.  1989

Harbourtown

REAL ESTATE



Rancho San Minguel

Bara di Karta 100

Kunuku

Asking price: **\$ 525,000.-**
excluding buyers costs

Description

Rancho San Minguel is a kunuku with eco-resort approval on a plot of over 141,500 sq.ft (1.3 hectares / 13,150 m²) of freehold land. There is a main house and two ecolodges, each with its own solar panels, electricity and water supply.

The plot is approximately 394 ft wide and 361 ft deep (120 x 110 meters) with the three houses mainly situated on the right side.

Layout main house (1,550 sq.ft / 144 m²)

Upon entering, there is a long driveway leading to the main house. The living room with U-shaped kitchen are located on the 2nd floor. Adjacent is the primary bedroom with closet, bathroom and office space.

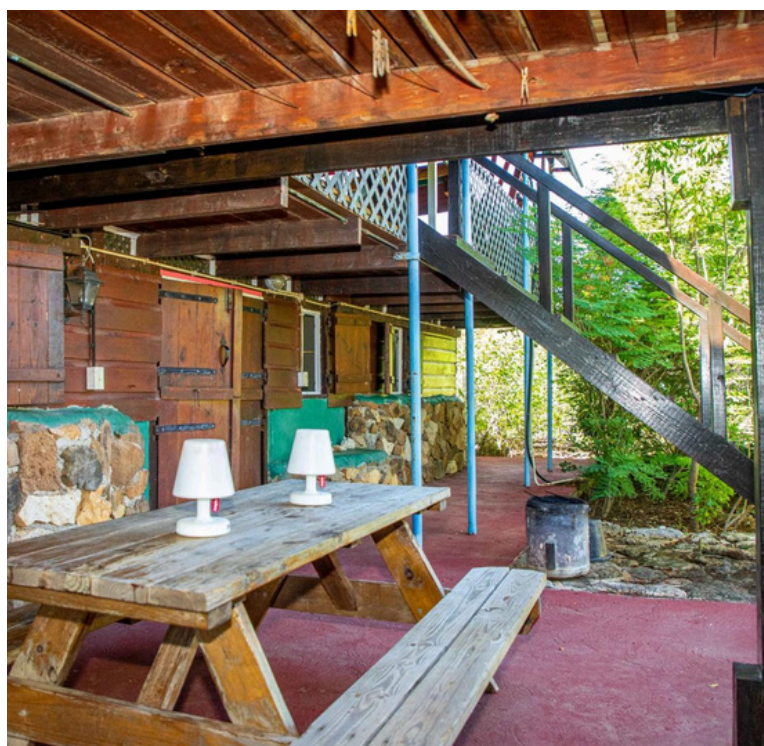
On the ground floor, there is a living space, two bedrooms and a bathroom. At the back, there is a large porch, well-positioned to catch the breeze. There are also various shelters, sheds and plenty of storage space. On the right side of the house, there are three water barrels, each with a capacity of 1.5 m³ (1,500 liters / 396 gallons), with a viewing platform above them

Stilt house (753 sq.ft / 70 m²)

Right of the driveway stands a detached stilt house. This features a large bedroom, kitchen and open living room.

Lodge (1,076 sq.ft / 100 m²)

On the ground floor there is a cozy living kitchen and bedroom. There's a seat in the back that sits nicely upwind. A wide wooden outdoor staircase leads to the first floor. Here is a second bedroom with a large open porch/living area. There is also a viewing point





DETAILS ABOUT THE HOUSE

Unique details

- + Eco-resort approval
- + Expansion possibilities
- + Off-grid
- + 3 Independent units
- + Short & long rental possibilities
- + Fully fenced, mature garden
- + Fully furnished
- + Freehold land: 13.150 m² (141,500 sq.ft.)

Technical Details

- # 25 solar panels, batteries & inverter
- # 5 containers for water (9½ m³)



*Eco
Off-grid
Sustainable*





Annual costs

Land tax (Grondbelasting)
when property serves as main
residence:
0,345% x value property.

property tax (vastgoedbelasting)
0,91% x value property.
Tax-free: \$ 70,000.-

**No taxes are charged on rental income
on Bonaire.**

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/**