

EST.  1989

Harbourtown

REAL ESTATE



Kaminda Gurubu 12 Bona Bista

Asking price: **\$ 310,000.-**

(Buyers costs not included)

Description

Detached home with 2 bedrooms and 2 bathrooms, located just before Bona Bista. Situated near the turnoff to Rancho Mal Macho, this island home is ideal for first-time buyers looking to purchase a charming home of their own.

Layout

Through the front porch, you enter the living room with high ceilings, creating a spacious feel. This area features an open-plan layout, with the living room at the front and an L-shaped kitchen at the back. The kitchen was renovated a few years ago and includes a professional Falcon range cooker with three separate convection ovens, a dishwasher, and a fridge/freezer combination. At the rear of the home is a large porch with ample space for a lounge set and dining table.

The hallway on the right side of the house leads to the 2 bedrooms and 2 bathrooms. The bedrooms are equal in size and feature high windows, air conditioning, and lighting. The bathroom on the right was recently fully renovated, while the other has been partially updated. The home has a total living area of 1,550 sq.ft (144 m²). The detached house is surrounded by a garden, with a storage shed at the back for garden tools.





DETAILS OF THE HOUSE

Unique details:

- + Spacious porch
- + Good rental opportunities
- + Central location between Kralendijk and Rincon
- + Privacy

Technical details:

- Solid construction built in 1953
- Bathroom has a electric boiler
- Total living area of 1,550 sq.ft (144 m²)



Charming detached home surrounded by nature





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/