

EST.  1989

Harbourtown

REAL ESTATE



Amboina 50

Nikiboko

Asking price: **\$ 225,000.-**

(Buyers costs not included)

Description

Detached fixer-upper with 4 bedrooms and 2 bathrooms in the Amboina neighborhood. With the necessary TLC (tender, love and care), this corner house can be turned into something very appealing. An ideal home for starters who are handy.

Layout

At the front there is a concrete wall. A pedestrian gate leads to the house, which is slightly elevated and accessible via a few steps.

Through a covered porch you enter the living/dining room. This room is surprisingly wide and has an adjoining extra kitchen storage space. The kitchen consists of a simple kitchen unit with a freestanding gas stove including oven. A door at the rear leads to the backyard.

Floor tiles run throughout the entire house and there is a raised ceiling with T1-11. Furthermore, it features 4 bedrooms, all without air conditioning. These bedrooms are located on both sides of the house and are accessible via a central hallway.

The largest bedroom at the front is equipped with an en-suite bathroom. The other bedrooms share the second bathroom located in between. The 2 air conditioners in this home belong to the current tenant.

The house with an eternit sheet roof is built on a plot of 5,866 sq.ft (545 m2). It features a reasonably large garden yet to be developed.

Amboina 50 is sold "as is, where is".





Details of the house

Unique details:

- + 4 bedrooms/ 2 bathrooms
- + Located at mainroad Amboina
- + Fully fenced property
- + On-site parking

Technical details:

- # Built area: 1,206 sq.ft (112m²)
- # Long lease lot: 5,866 sq.ft (545 m²)
- # Long lease until: July 16, 2041
- # Long lease fee: \$ 195/year (2025)





Fixer-upper on a nice corner lot





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/