

EST.  1989

Harbourtown

REAL ESTATE



Kaya Pos di Karaña 9 Belnem

Asking Price: **\$ 595,000.-**
(Buyer's cost not included)

Description

Discover this modern, spacious, and generously sized newly built home in the sought-after neighborhood of Belnem. This nearly completed property features 4 bedrooms, 1 office, and 2 bathrooms, offering ample space and plenty of opportunities to finish it entirely to your own taste. The price includes 8% ABB, and the property is exempt from transfer tax (only 1.5% buyer's closing costs).

Layout

The centrally located entrance provides access to the spacious living area with plenty of natural light. French doors at the rear open onto the future terrace. The exceptionally generous dining area offers ample possibilities for a large kitchen designed entirely to your own taste, including the option for a central kitchen island or bar. In addition, there is a separate living room offering plenty of space and comfort.

On the ground floor, on the right side of the home, are two comfortable bedrooms sharing a bathroom. There is an additional room that is ideal as an office, hobby room or extra single bedroom. Under the staircase, you will find a practical storage area with connections for a washing machine and boiler.

The upper floor features the master bedroom with a walk-in closet and ensuite bathroom, plus a second well-sized bedroom. The rooftop terrace enjoys a pleasant breeze and offers breathtaking views over the salt flats.

A modern home with great potential, a peaceful location and beautiful views. Perfect for anyone looking for space and the opportunity to further finish and furnish a home to their own taste. This newly built property is offered in its current condition, awaits its first residents and is available immediately.





DETAILS OF THE HOUSE

Unique details:

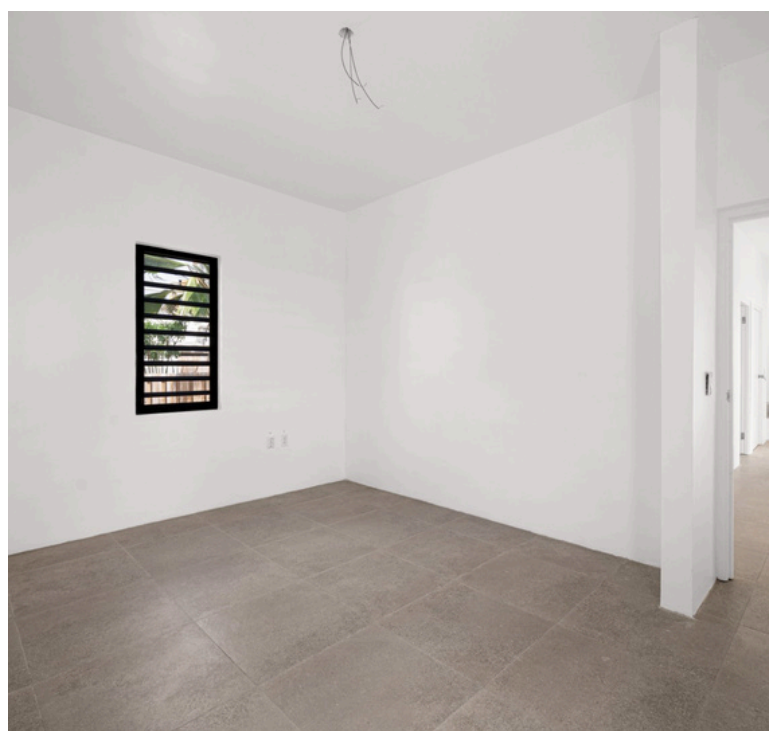
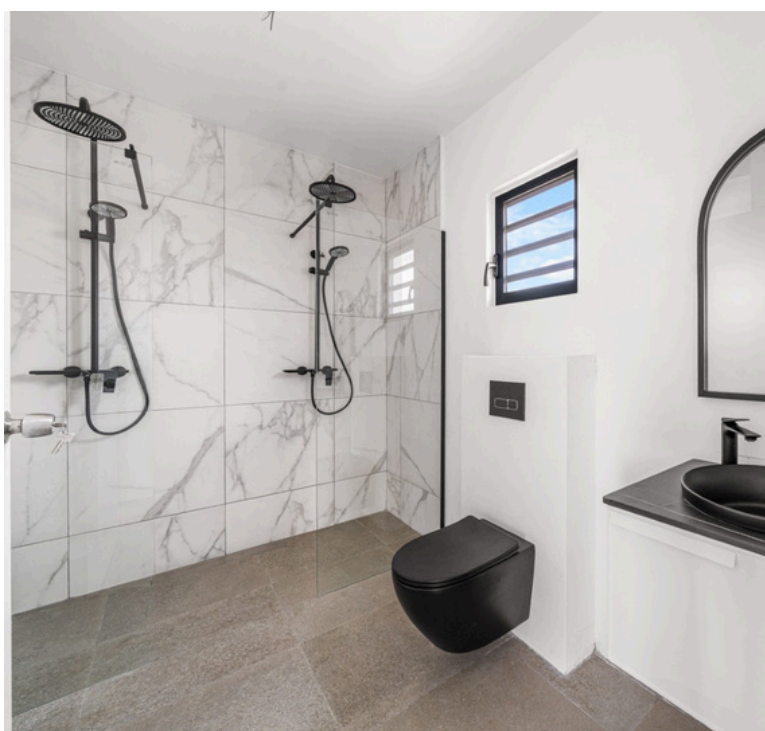
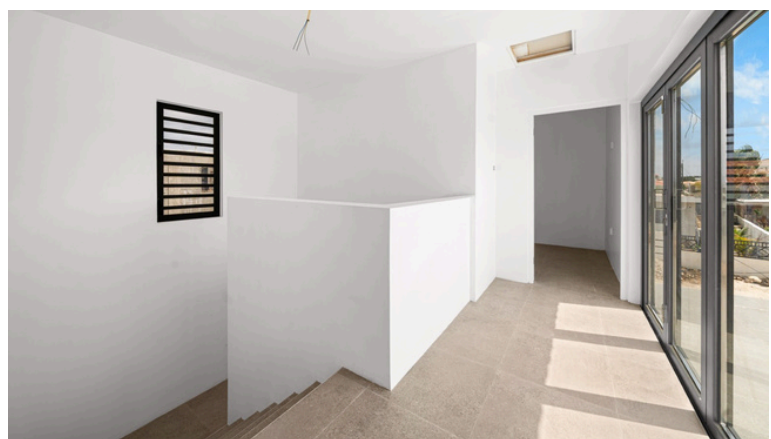
- + Very spacious home
- + 5 bedrooms
- + Quiet location in Belnem
- + Newly built

Technical details:

- Long lease land: 5,306 sq. ft.
- 220 and 110 volt
- Living area: 1,152 sq. ft.
- rooftop terrace: 366 sq. ft.



***Modern new-build
home in Belnem***





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/