

EST.



1989

Harbourtown

REAL ESTATE



Regatta Residence Tera Kora

price: **\$ 315,000.-**
(Transfer costs included)

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Description

Now for sale, newly built 2-bedroom, 1-bathroom apartments on the popular and centrally located Regatta Residence. This gated community features a shared swimming pool, making it an excellent investment opportunity for long-term rentals or owner-occupancy. The asking price is Freehold Closing Costs Included, meaning transfer tax and notary fees are included in the purchase price.

Layout

Detached buildings with 4 apartments divided over 2 levels. The ground floor apartments offer approximately 807 sq ft, with about half of the space consisting of the living area at the front, including the terrace.

The living room has space for both sitting and dining area. The modern open kitchen is equipped with an induction cooktop, electric oven, and double sink. There are also connections available for a dishwasher. In addition, there is a separate storage/laundry room for a washing machine and dryer.

From the living area, a hallway leads to the two bedrooms and bathroom.

The primary bedroom is located at the rear and has direct access to the bathroom. The second bedroom is positioned next to the living room. Both bedrooms include air conditioning and have space for a generous wardrobe wall of 270 cm.

These apartments are ideal for both private use and rental purposes, especially because of the large swimming pool on the complex and relatively low HOA fees. The ground floor apartments have their entrance through the terrace and therefore benefit from an additional storage room. A concrete staircase provides access to the two apartments on the first floor.





DETAILS ABOUT THE HOUSE

Unique details:

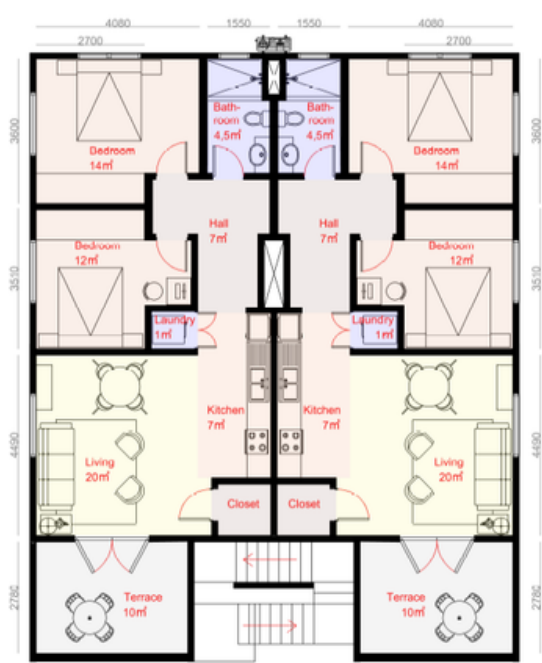
- + New building on existing park
- + Gated community
- + Large communal pool
- + Low HOA fees
- + Excellent rental opportunities
- + Central location on Bonaire

Technical details:

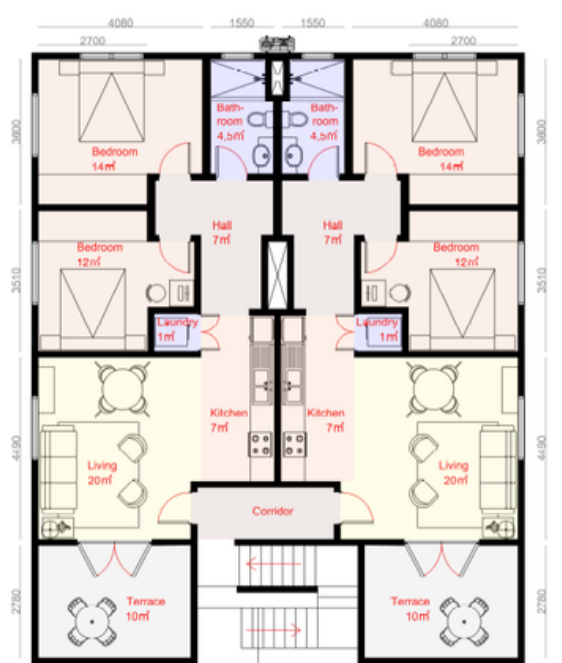
- Transfer costs included
- Property tax exemption for 5 years
- Apartment: 807 / 829 sq ft
- Covered terrace: 108 sq ft
- Pets not allowed



Modern Comfortable Central



GROUND FLOOR



FIRST FLOOR

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Construction Specifications / Materials – Regatta Residence

A turn-key apartment with 2 bedrooms and 1 bathroom, in accordance with the attached construction drawings, with a surface area (external dimensions) of 75 m² (upper floor) or 77 m² (ground floor).

- The entire apartment will be finished with gray floor tiles, approximately 50x50 cm or 60x60 cm, including baseboards. Recessed ceiling lighting throughout.
- Interior and exterior doors: white finish.
- All interior walls (double drywall) will be plastered and delivered with a white painted finish.
- The exterior walls are constructed of fiber cement panels, which will be plastered and painted.
- The roof covering consists of sandwich panels.
- The entire apartment will be fitted with 220V European electrical outlets.
- Aluminum window frames with white powder coating, fitted with mosquito screens and shutters.
- Connection to a septic tank (emptying managed through the Homeowners Association / HOA).
- Access to the apartment is via a paved walkway finished with paving stones.

Living Room / Porch:

The living room is equipped with air conditioning. There are electrical outlets throughout, as well as two wall light points finished with cover plates. Access to the porch is through double French doors with shutters (including mosquito screens), which can be secured to the terrace.

Kitchen/Laundry Area:

Modern kitchen with countertop and double stainless steel sink with faucet, supplied with hot and cold running water. A connection for a built-in dishwasher will be installed. The kitchen includes upper and lower cabinets. Kitchen appliances consist of a combination oven/microwave, induction cooktop, and extractor hood. In the laundry area, a washing machine and dryer can be stacked. It is equipped with two electrical outlets and a water drain. The utility meter cabinet is also located here.

Bedrooms:

Both bedrooms are equipped with air conditioning and built-in wardrobes. There are multiple electrical outlets. The master bedroom has one wall light point finished with a cover plate.

Bathroom:

The bathroom is fitted with a standing toilet, ceramic sink with faucet and vanity cabinet, and a shower with water heater. The shower walls will be tiled to approximately 150 cm in height.

The project developer will collectively arrange the application for the water and electricity meters. These costs are not included in the purchase price and will be invoiced as additional work. Payment must be made prior to the transfer of the apartment.

Upon completion, the apartment will be delivered broom clean. A warranty period of one year from the date of completion applies to all construction and installation work carried out. Cracks resulting from normal settling of the building are excluded from the warranty. The project developer reserves the right to change materials, colors, and/or installations to equivalent alternatives if required due to availability or technical circumstances, without compromising the quality of the apartment. Manufacturer warranties apply to all appliances.



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/