

Harbourtown

REAL ESTATE



Kaminda Lagoen 45a

Oud Lagoen

Asking price: **\$ 595.000,-**
(Excluding buyer's costs)

Description

Detached family home at the entrance of the new residential area Oud Lagoon, featuring a swimming pool, 3 bedrooms and 2 bathrooms. This traditionally built home in Bonairean style is set on a spacious and mature garden, offering a high level of privacy.

Layout

Entrance through the country-style kitchen, which spans the full width of the house and is separated from the living room by pillars. At the end of the kitchen is a cooking niche with a nostalgic touch, housing the gas stove. The kitchen, fitted with lower cabinets only, offers ample workspace.

Throughout the entire house, parquet flooring enhances the authentic country-home atmosphere. The living room features a high ceiling, creating a spacious yet cozy feel. French doors at the rear open onto the covered terrace with terracotta tiles, offering space for a long dining table. From here, there is a beautiful view of the swimming pool and the palm-leaf-covered seating area next to the pump house.

The house has 3 bedrooms: the master bedroom on the south side and two bedrooms on the north side. The largest bedroom is generously sized and features built-in wardrobes. The en-suite bathroom includes a stone countertop with double vessel sinks, a walk-in shower and a toilet. The other two bedrooms are located on the opposite side of the house, with the rear bedroom offering direct access to the porch. The second bathroom is situated between these bedrooms.

The house has a utility room providing extra storage and a washing machine connection. If desired, an exterior door can still be installed here. It is currently closed off.





DETAILS OF THE HOUSE

Unique details:

- + Swimming pool
- + Located at the entrance of residential area
- + 6 solar panels
- + Cistern for rain water
- + Garden with drip system
- + Available immediately

Technical details:

- # Living area: 1,206 sq.ft (112 m²)
- # Freeholdland: 14,097 sq.ft (1,310 m²)
- # 110/220 Volt



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*Bonaire-style home
with a swimming
pool and palapa*





Annual costs

Land tax (Grondbelasting)
when property serves as main residence:
 $0,345\% \times \text{value property}$.

Property tax (vastgoedbelasting)
when property is second home:
 $0,91\% \times \text{value property}$.
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/