

Harbourtown

REAL ESTATE



Regatta Residence 45

Tera Kora

Asking price: **\$ 449,000.-**

(Buyers costs not included)

Description

Furnished bungalow in a centrally located gated community, located directly next to the communal swimming pool. This detached home offers 3 bedrooms, 2 bathrooms and a spacious utility room. Regatta Residence is a quiet, secure residential community conveniently located near the major supermarkets and the center of Kralendijk.

Layout

A spacious covered porch is located at the front of the home. Two sliding doors provide access to the air-conditioned living room. The generous L-shaped kitchen, renovated in 2021, is equipped with built-in appliances, including an oven, a 4-burner induction cooktop and a range hood. The kitchen also offers ample storage space with practical upper cabinets. From the kitchen, there is direct access to the spacious utility room, which includes a washing machine and a door leading to the porch.

A central hallway provides access to all three airconditioned bedrooms. The primary bedroom is located at the rear left of the home and features built-in wardrobes and an en-suite bathroom. The second bedroom, located at the rear right, is nearly identical in size and also includes built-in wardrobes. It shares the second bathroom with the third bedroom. The third bedroom is spacious enough to accommodate a king-size bed.

The home is part of Regatta Residence, a gated community featuring a large communal swimming pool and relatively low HOA fees. The secure setting provides a safe environment where children can play outdoors with peace of mind. Private parking is available on the driveway next to the home and all windows are fitted with screens.

gated community





DETAILS OF THE HOUSE

Unique details:

- + Safe and quiet gated community
- + Adjacent to the swimming pool
- + Detached home
- + Fully furnished
- + Low monthly HOA fees
- + Freehold land

Technical details:

- # Year of construction: 2008
- # Surface: 1,400 sq.ft (130 m2)
- # Share HOA: 12/823rd
- # HOA-fee: \$ 220/month
- # Freehold land



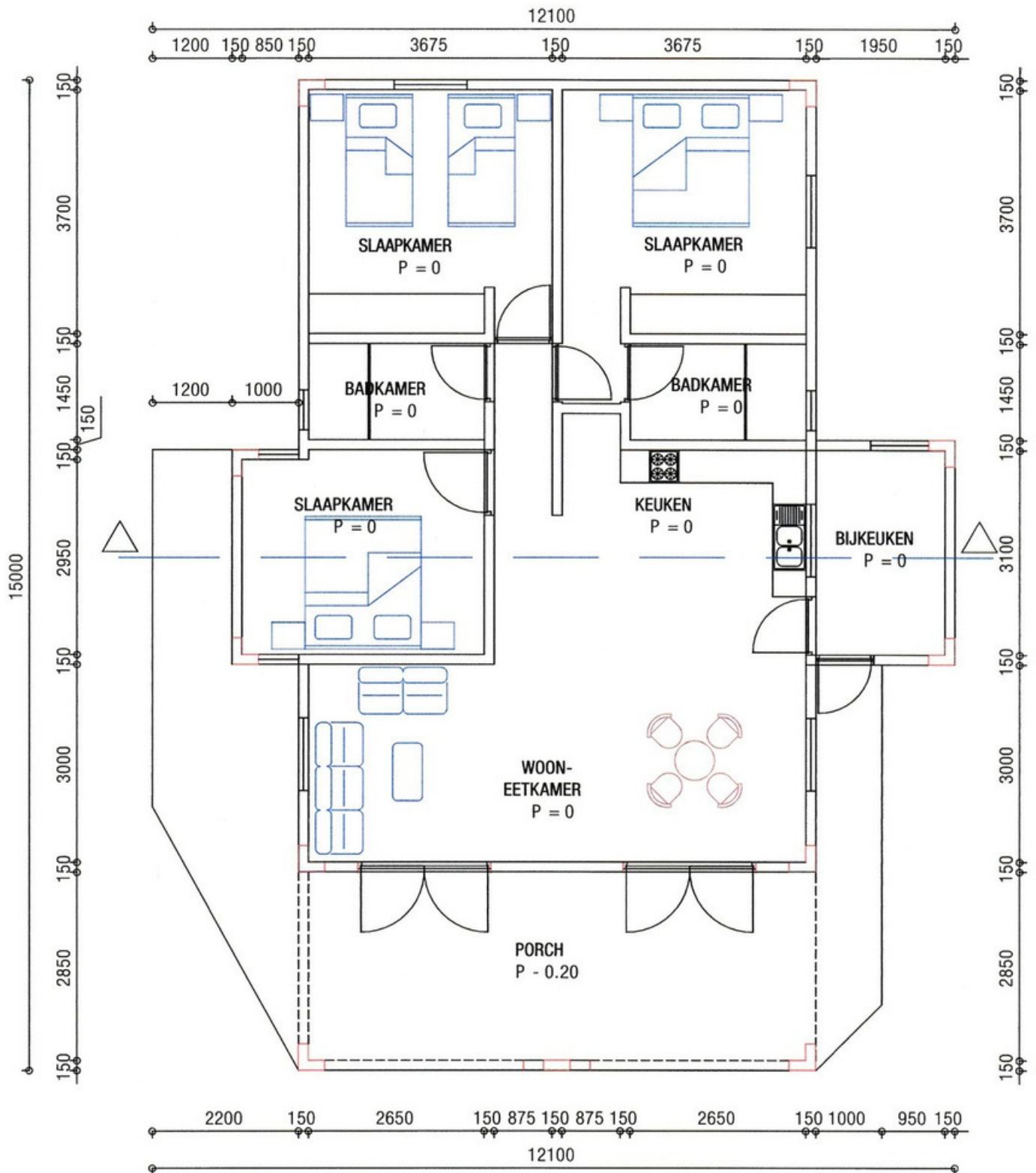
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Detached house
on gated community
right next to the pool



Floorplan Regatta Residence 45 (4-G-2820A45)



Plattegrond



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 rental income.

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/**