

Harbourtown

REAL ESTATE



Kaya Gob.N.Debrot 21 Kralendijk

Asking price: **\$ 1,329,500**
(excluding buyer's closing costs)

Description

Apartment complex in a prominent location near downtown Kralendijk, consisting of 6 independent rental units with a total of 7 bedrooms and 7 bathrooms.

Layout

Conveniently located along the main road between downtown Kralendijk and Harbour Village. The property consists of 6 residential units spread across a main building and a detached apartment. The complex includes:

- # 1 two-bedroom apartment
- # 2 one-bedroom apartments
- # 3 studios

Apt. 1 (1,367 sq.ft incl porch):

Front right: The largest unit, featuring a front garden and a side porch. It offers a spacious living area, 2 bedrooms, and 2 bathrooms.

Apt. 2 (818 sq.ft incl porch):

Front left: Spacious living room with an open kitchen, a large bedroom with an en-suite bathroom, additional storage space, and a porch.

Studio 3 (264 sq.ft):

Rear left: Compact living unit with a kitchen and private bathroom.

Studio 4 (258 sq.ft incl porch):

Rear right: Small studio consisting of a bedroom and bathroom. Features a covered porch with an outdoor kitchen.

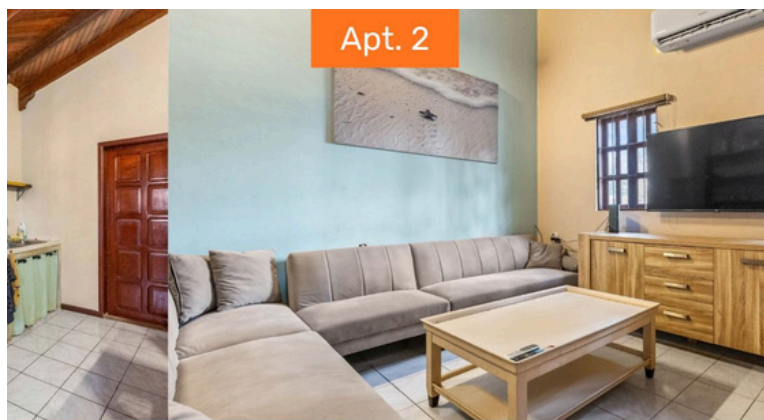
Apt. 5 (506 sq.ft (plus terrace):

Detached unit at the rear right: Apartment with a living room and open kitchen, one bedroom, and one bathroom. Includes a terrace with a sunshade sail.

Studio 6 (307 sq.ft):

Upper left: Studio featuring a living room with an open kitchen and a separate sleeping alcove.

A highly attractive investment property in a prime location in Kralendijk. Thanks to its flexible "Mixed-I" zoning, the property can be used for vacation rentals or as a hostel, for commercial purposes, or for personal use.





DETAILS OF THE HOUSE

Unique details:

- + 6 apartments in a prime location
- + Strong rental income
- + Walking distance to downtown
- + Fully furnished
- + Vacation rentals permitted
- + Expansion potential

Technical details:

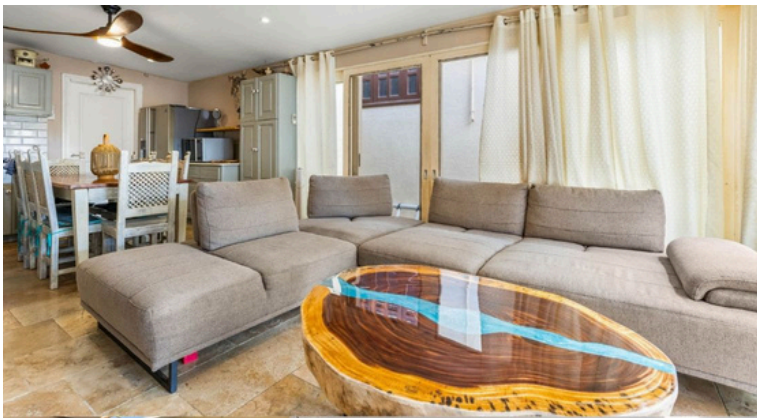
- # Long lease Land: 7,502 sq.ft.
- # Long lease until 03/2043
- # Living area: 3,671 sq.ft. plus porches and storage
- # 110V and 220V electrical connections
- # Zoning: "Mixed-I"



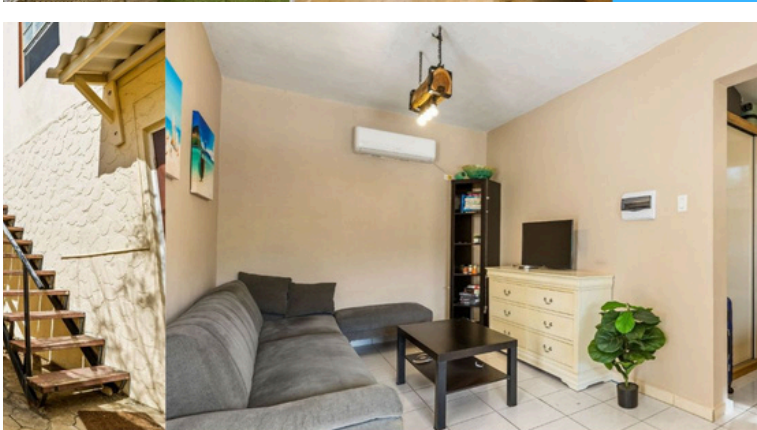
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Apt. 4



Apt. 5



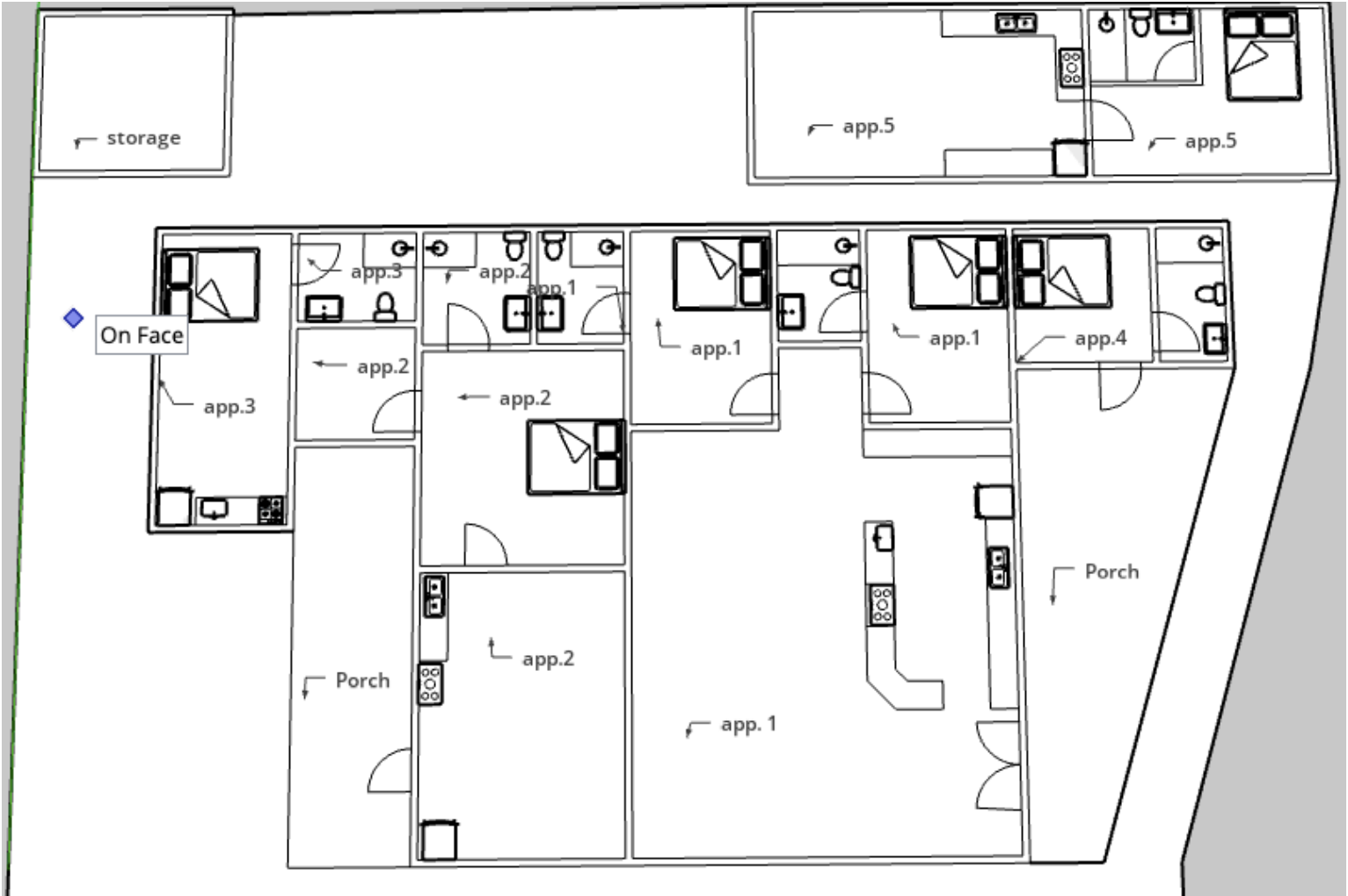
Apt. 6



Complex with
6 apartments on
prime location



Floorplan Kaya Gob.N.Debrot 21



<i>Apartment 1</i>	<i>1,227 sq.ft. + 145 sq.ft. porch</i>
<i>Apartment 2</i>	<i>571 sq. ft. + 248 sq. ft. porch</i>
<i>Studio 3</i>	<i>264 sq. ft.</i>
<i>Studio 4</i>	<i>140 sq. ft. + 118 sq. ft. porch</i>
<i>Apartment 5</i>	<i>506 sq. ft. (plus terrace)</i>
<i>Studio 6</i>	<i>307 sq. ft.</i>
<i>Storage</i>	<i>145 sq. ft.</i>
<i>TOTAL</i>	<i>3,671 sq.ft. built area</i>



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/