

Harbourtown

REAL ESTATE



Kaya Kuarts 29 Santa Barbara

Asking price: **\$ 629.000,-**
(Excluding buyer's closing costs)

Description

A charming detached home in Santa Barbara featuring four bedrooms, two bathrooms, and a spacious rear porch. Situated on a 940 m² (10,118 sq.ft) freehold lot, this property is ideal for a family or long-term rental. In addition, a separate apartment offers an excellent opportunity to generate rental income.

Lay-out

The centrally located entrance leads into a small hallway that opens into the L-shaped living room, featuring a high ceiling and air conditioning. To the left is a modern kitchen with a sleek finish and built-in appliances. Adjacent to the spacious kitchen is a utility room with an additional exterior door. Traditional double doors connect the living room directly to the spacious rear porch, which extends across almost the entire width of the house.

The home has four bedrooms and two bathrooms, located on the right-hand side. The primary bedroom features an en-suite bathroom and a walk-in closet. The other three bedrooms share a second bathroom at the end of the hallway. Both the primary bedroom and a second bedroom have direct access to the porch.

The porch features a decorative balustrade and a wide staircase in the center leading down to the backyard. At the rear left of the property is a detached one-bedroom apartment. The garden features mature local trees that provide pleasant shaded areas. The backyard also offers the possibility of adding a swimming pool at the same level as the porch.

One-Bedroom Apartment

The detached one-bedroom apartment was built in 2025 and features a practical layout with a front porch. Inside, there is a compact living room with a kitchen. The bedroom is adjacent to the living area, with the bathroom located at the rear. The bathroom includes a shower, sink and toilet. The apartment has its own water heater supplying hot water to the kitchen and shower. It is currently rented for US\$1,100 per month, including internet, water and electricity.





DETAILS OF THE HOUSE

Unique details:

- + Recently modernized home
- + Additional rental income apartment
- + Freehold property
- + Possibility to add a swimming pool
- + Quiet residential neighborhood

Technical Details:

- # Total living area: approximately 200 m²
- # Primarily 220v, with one 110v connection in the kitchen
- # Hot water in the kitchen and bathrooms
- # Extensive renovations carried out in 2025
- # A building permit is available for a detached gazebo in the garden



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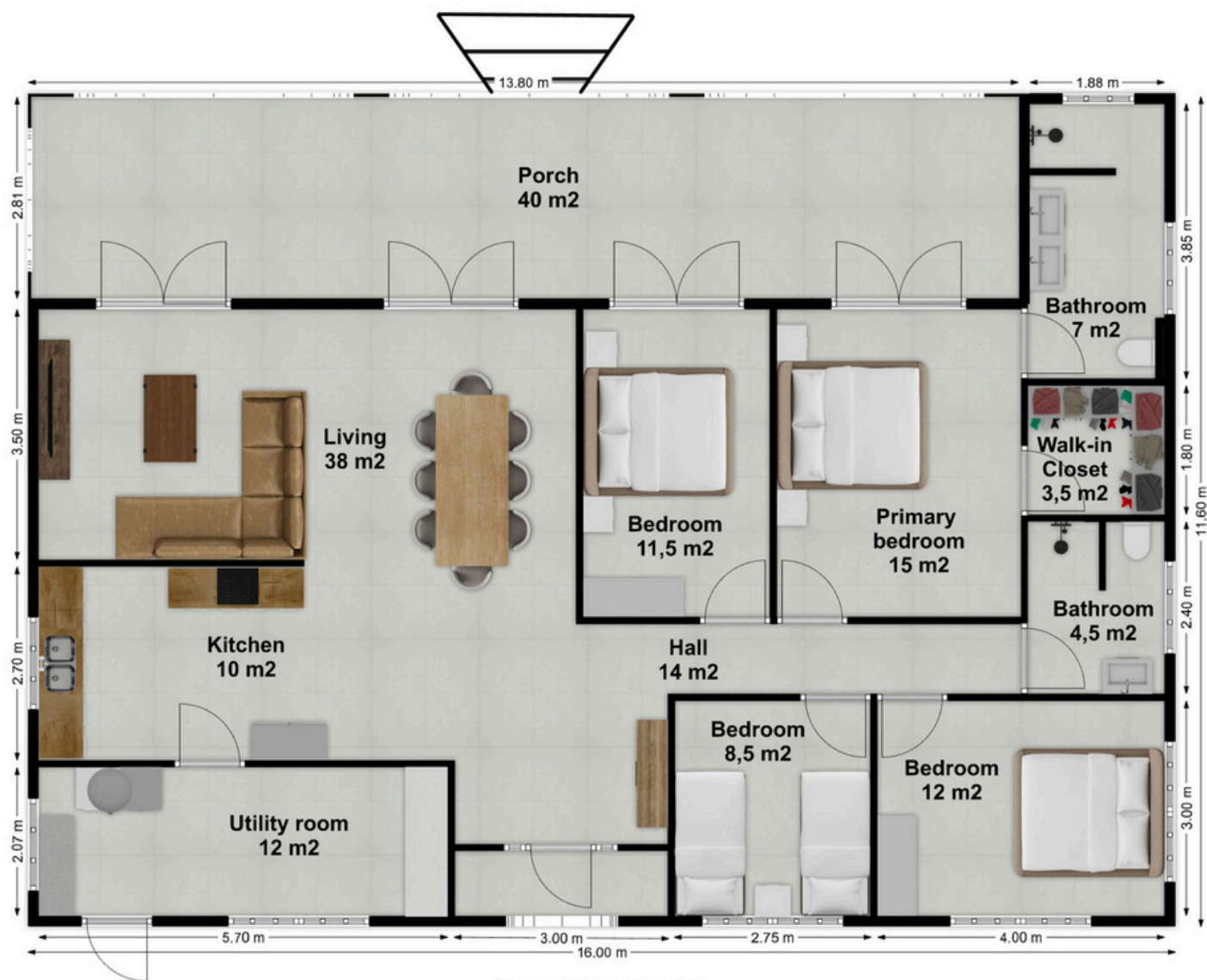




Detached home in a family-friendly neighborhood



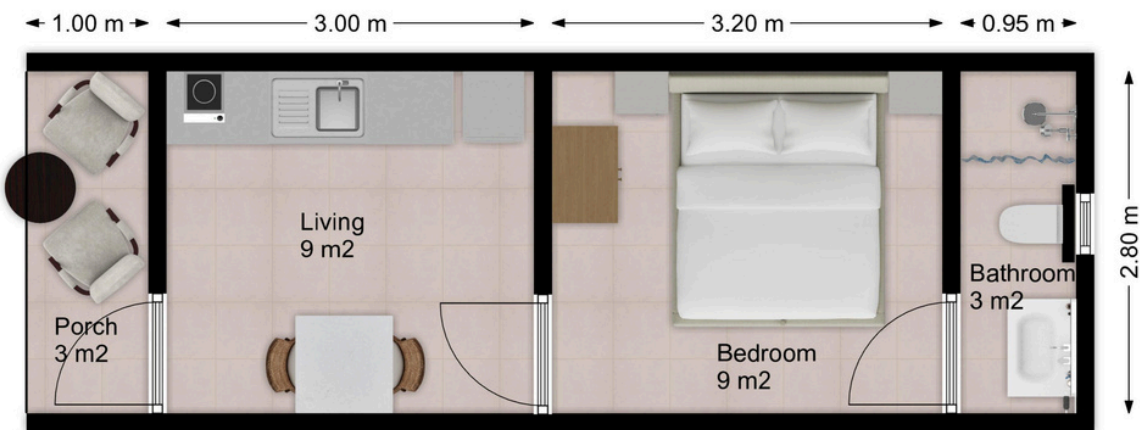
Floor Plan Kaya Kuarts 29



Kaya Kuarts 29

The floor plans are provided for illustrative purposes only.
No rights may be derived from them.

Floor Plan Apartment



Kaya Kuarts 29

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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/