

Harbourtown

REAL ESTATE



Luga Aleha S5 Bolivia

Asking price: **\$ 895.000,-**
(Excluding buyer's closing costs)

Description

Luga Aleha S5 was built in 2017 and consists of 2 houses, each with its own kitchen, bathroom and bedroom. The perfect property for those who appreciate peace, space and nature.

Layout

Luga Aleha is a gated community in the Bolivia area, located between Tras di Montana and Lagoen. All homes within the community are fully off-grid. After approximately a 5-minute drive from the entrance gate, the property is located relatively close to the road. Since the road is only used by local traffic, this is actually an advantage. Upon entering the property, the house is situated on the right-hand side.

The two-story main house is primarily constructed from Surinamese hardwood. It features French doors with seating areas on three sides. The container section houses the open kitchen and a beautiful bathroom with a bathtub. A fixed staircase leads to the open-plan bedroom on the first floor. There is also a sitting area here, offering panoramic views.

Several outdoor seating areas have been created around the house, providing the perfect spots to enjoy the peace and quiet and views of the surrounding property. There is a hot tub that can be heated using solar energy or a wood-burning stove, while a parasol provides shade from the sun.

Next to the main house is the guest house, featuring its own kitchen, bathroom and bedroom/studio. The spacious living room with kitchenette has doors that can be fully opened, creating an open and airy feel with plenty of natural light. Adjacent to the living room is the bedroom, with space for a built-in wardrobe.

The kitchen is equipped with a gas cooktop, and the bathroom is located next to the kitchen. Several gates provide access to different sections of the property, including the unfenced area and the water filling station. There is also a 40-foot storage container providing additional storage space. A carport is located behind the house.





DETAILS OF THE HOUSE

Unique details:

- + Main house with separate guest house
- + Fully self-sufficient
- + Freehold land: 13.1 acres (5.3 hectares)
- + Plenty of privacy
- + Wood-fired hot tub

Technical details:

- Built-up area: 2,605 sq.ft (242 m²)
- 220V connections
- 12 solar panels
- Backup generator
- 6 lithium batteries



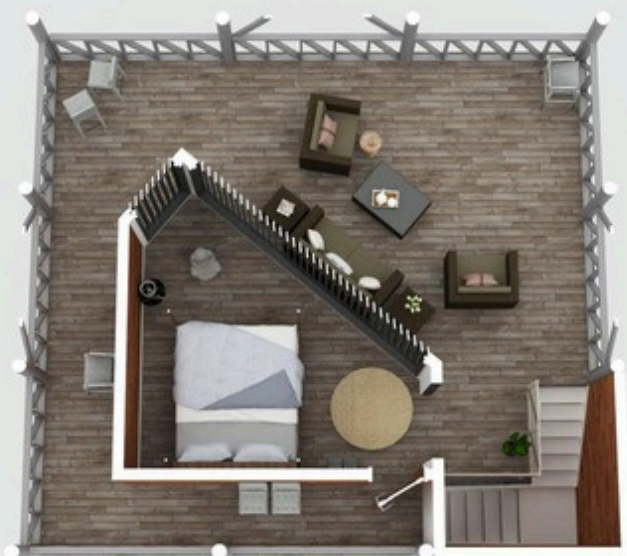
*Fully off-grid
on 13.1 acres*







FLOOR 1



FLOOR 2



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.

Buyers' 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/