EST. 1989

Harbourtown
REAL ESTATE



Hausmann Follies 4

Kralendijk

Price: **$ 585,000.-**

buyers' closing costs not included

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Description

Town apartment with 2 bedrooms and 1 bathroom, located directly on the boulevard. This attractive corner apartment is situated on the ground floor. Its location is ideal, with the center of Kralendijk within walking distance and short-term rentals permitted.

Layout
The entrance to this corner unit is well located on the wind and close to the swimming pool. Conveniently located at the entrance is a powder room and proceeding down a spacious hallway you will find a utility room with a washing machine.

The open concept full kitchen is adjacent to the dining-living area and is equipped with a ceramic cooktop, extractor hood, built-in oven, dishwasher, microwave oven and refrigerator. The living room features a walkout to the terrace, air conditioning and extensive sliding glass doors with custom insect screens. The covered terrace overlooks a tropical garden and offers ample space for casual dining. All 3 air-conditioning units throughout the apartment are energy-efficient Dual Inverter models.

Both bedrooms feature large built-in wardrobes and air conditioning. The semi ensuite Jack and Jill bathroom includes a walk-in shower, toilet and a wall-to-wall vanity with double sinks.

The apartment has a total area of 1,453 sq.ft (135 m²), including a covered porch of 323 sq.ft (30 m²). The furniture and inventory can be purchased separately at an additional cost, subject to agreement.

Vacation rental allowed









DETAILS OF THE HOUSE

Unique details

+ Ground-floor apartment
+ Walking distance to the town center
+ Communal swimming pool
+ Gated parking area
+ Short-term rentals permitted
+ Air-conditioned living room

Technical details

Living area: appr 1,453 sq.ft (135 m²)
Share HOA: 1/16th part
HOA fee: $ 4.000 per year
Estimated vacation rental rate: $200 per day











Centrally located
town apartment
on the boulevard





Floorplan Hausmann Follies 4



Hausmann Follies 4

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



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.

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
- Registrationcosts cadastry

Calculate the exact costs on our website:
harbourtownbonaire.com/en/buyers-costs/

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