

EST.  1989

Harbourtown

REAL ESTATE



CENTRAL HOTEL
Kaya LD Gerharts 20, Kralendijk
Asking price: \$2,100,000.-
Buyers costs not included

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Indeling

The object is a hotel with a reception, restaurant, covered terrace and 20 rooms. In addition, on the ground floor there is a large commercial space with its own entrance that is rented out separately. It is a unique property with a good return on investment.

The 20 hotel rooms are located on the 1st and 2nd floor, which can be reached comfortably by lift. The centrally located hall gives access to the rooms: 10 with a view of the center and 10 with a view of Kralendijk. The rooms have air conditioning, a private bathroom and a balcony of about 6 m².

Next to the entrance of the hotel, there is a large commercial space on the ground floor. Through a covered gallery at the front you enter a large L-shaped room with a spacious counter and bar area. At the rear is an extra office with air conditioning. There is a direct passage to the hotel, but it can easily be closed.





DETAILS ABOUT THE BUILDING

- + High efficiency
- + Very centrally located
- + Sight location
- + Hotel with separate commercial space

Building size:	780m2 - 8.396ft2
Lot size:	361m2 - 3.886ft2
	Full ownership
Rooms:	20
Balcony:	6m2
Furnished:	Yes



In the center of
Kralendijk!





ANNUAL COSTS

Property tax (vastgoedbelasting):
0,91% x value property when property is second home. No taxes are charged on rental income. Property tax (Grondbelasting) 0,345% x value property/ when property serves as main residence.

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 and registration costs cadastre.

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