



# Harbourtown

REAL ESTATE



## Kaya Aleksandrit 5 Santa Barbara Asking price: \$549,500.-

Buyers costs not included

# Lay- out

By a three step stairway you will enter the left part of the house, where the living is based. The living room feels spacious and is very light because of the windows all around, you will have a swimming pool and terrace view from this side. At the front door there is an extra guest toilet.

On the right side of the house there are 3 bedrooms and 2 bathrooms. The first bedroom is the master bedroom, with ensuite bathroom. The second and third bedroom are bounded by a communal bathroom. At the third bedroom there is a separate storage.

The spacious porch with swimming pool has multiple lounge options. At the living or behind the swimming pool, you can enjoy in the shadow with some wind. You will find a big stairway at the porch that leads to the garage.

The house is built on a large rock.

At the backside of the garden is a garden with flamboyant and frangipani.





# DETAILS ABOUT THE HOUSE

- + Full ownership
- + Swimming pool
- + Completely furnished
- + Excellent rental options

<b>Building size:</b>	<b>160 m2</b>
<b>Lot size:</b>	<b>800 m2</b>
<b>Bedrooms:</b>	<b>3</b>
<b>Bathrooms:</b>	<b>2</b>
<b>Furnished:</b>	<b>Yes, excluding personal items</b>
<b>Year of construction:</b>	<b>1992</b>

**Cadastral data:**

**4 - A - 695**

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Stunning view of the ocean, Klein Bonaire and 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
- Registration costs cadastre

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