



# Harbourtown

REAL ESTATE



**Caribbean Court Villas E 5**  
**Kralendijk**  
**Asking price: \$ 190,000.-**  
**Buyers costs not included**

# Layout

Modern apartment, located next to the pool with spacious sun terrace. The apartment has one bedroom, one bathroom and a separate living room. This property has zoning plan "Recreation / Recreation" , which allows both holiday rental, long(er) term rental or permanent residence.

## 'Perfect place to rent out'

Caribbean Court is a very centrally located complex with 5 clusters of apartments. The "Villas" are nicely located in the garden overlooking the pool. Beaches, supermarkets, restaurants and the center are very close. There is a diving school at the park, where you can book your course directly.

The doors are all with a mosquito netting so you will not be bothered by mosquitoes.

The apartment also has a porch on the side of the pool.

Another plus of this apartment is that the HOA costs are very affordable.

The costs are approximately \$ 120,- per month.





# DETAILS ABOUT THE HOUSE

- + Centrally located
- + Diving school on the complex
- + Swimming pool and close to seaside

<b>Building size:</b>	<b>50 m2</b>
<b>Living room:</b>	<b>20 m2</b>
<b>Bedroom:</b>	<b>15 m2</b>
<b>Bathroom:</b>	<b>5 m2</b>
<b>Porch:</b>	<b>8 m2</b>
<b>Hall:</b>	<b>2 m2</b>

<b>Bedrooms:</b>	<b>1</b>
<b>Bathrooms:</b>	<b>1</b>
<b>Furnished:</b>	<b>Yes</b>
<b>Year of construction:</b>	<b>2008</b>

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Living here feels like.. vacation 24/7





## ANNUAL COSTS

Property tax (Grondbelasting)  $0,345\%$  x value property. *When property serves as main residence.*

Property tax (vastgoedbelasting):  
 $0,91\%$  x value property. Tax-free: \$70.000,-  
*When property is second home.*

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 cadastre

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