



# Harbourtown

REAL ESTATE



**Caribbean Court 309**  
**Kralendijk**  
**Asking price: \$139.000,-**  
**Buyers costs not included**

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# Lay- out

A stone staircase leads to the second floor in a corridor that is only accessible to residents. Apartment C-309 is extra secured with a metal door and a lockable metal fence at the terrace. The studio is compact, but very complete.

## ‘Compact, but very complete’

For example, there is a corner kitchen where space and sockets (110/220V) have been well thought out. Separate dining area, which can also be used as a desk. All around are spacious closets with plenty of storage space. The sofa beds can be turned into a bed in an instant. The glass sliding doors provide access to the terrace with a view of the boats in the marina and luxury residences. The apartment next door protrudes further so that one side of the terrace has a brick wall. This offers just that little bit more privacy. The house also has a separate bathroom with shower, toilet and sink.





# Details about the house

- + Centrally located
- + Diveshop on premises
- + Swimming pool and close to sea
- + Perfect place to rent out

Studio: 40 m2  
Long lease land

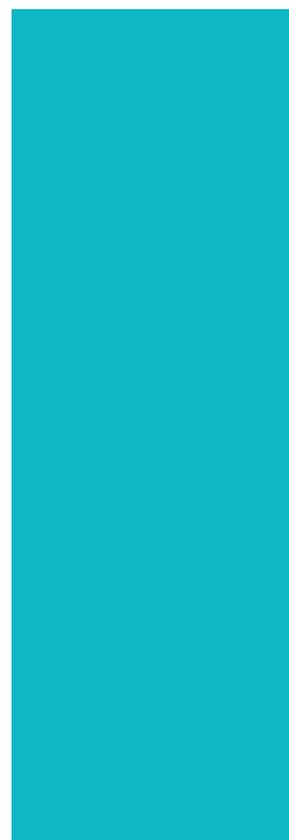
Furnished: Yes, excepted  
personal items

HOA fee: US \$102,13 per month  
HOA part: 35/1600e

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Beautiful lagune  
view





## 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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