



Harbourtown

REAL ESTATE



**Kaya Amsterdam 37
Noord Saliña
Asking price: \$395,000.-**

Buyers costs not included

Layout

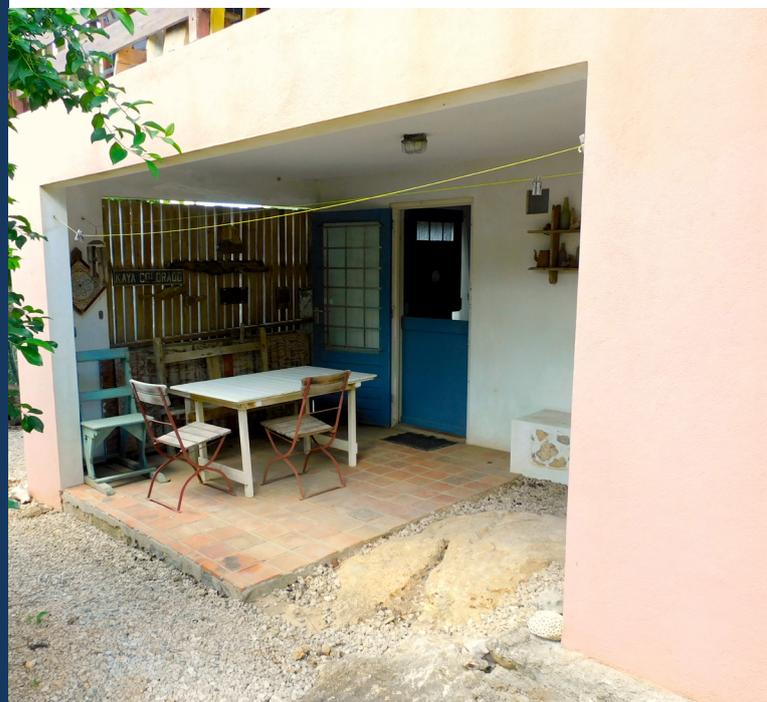
This spacious house, located on a hill in the middle of an oasis of peace and surrounded by a green garden, is also very centrally located.

On the ground floor there is a spacious living with high ceiling and open kitchen, which makes it feel even more spacious, it also stays cooler in the house. From the living you have a wide view over Kralendijk.

At the front and back of the house there is a covered porch where you can enjoy the outside life. On the side is a small balcony without a roof.

From a small hall you arrive at the master bedroom, bathroom and second bedroom. At the rear is a concrete staircase that gives access to the lower floor.

On this floor is the souterrain with two covered porches. The souterrain consists of a spacious living/bedroom, it can easily be made into two rooms. There is a separate kitchen and bathroom. There is also a storage room under the house.





DETAILS ABOUT THE HOUSE

- + Extra apartment
- + Lots of privacy
- + High ceiling
- + Mature garden all around

Building size: 260 m2

Lot size: 885 m2

Long Lease land: Until 6-3-2056

Bedrooms: 3

Bathrooms: 2

Furnished: No

Year of construction: 1998

Cadastral data:

4 - D - 1846



Spacious house with
lots of privacy





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

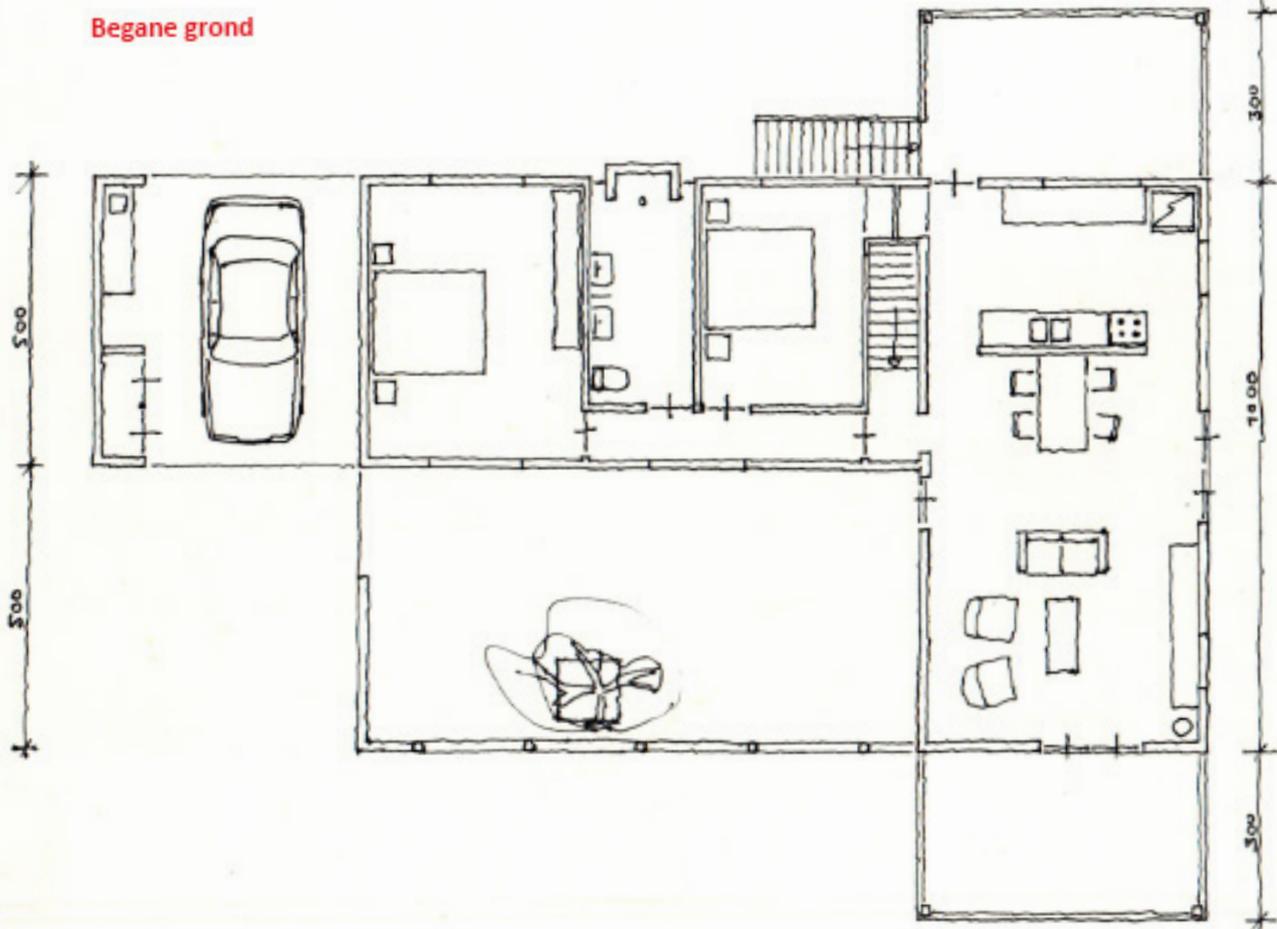
The costs of transfer (closing costs) are for account of the buyer, unless specifically mentioned otherwise. These consist of:

- 5% transfer tax
- Notary costs
- Registration costs cadastre

This brochure has been compiled with care and based upon information handed to us. The compiler of this brochure cannot be held responsible for its contents.

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Begane grond

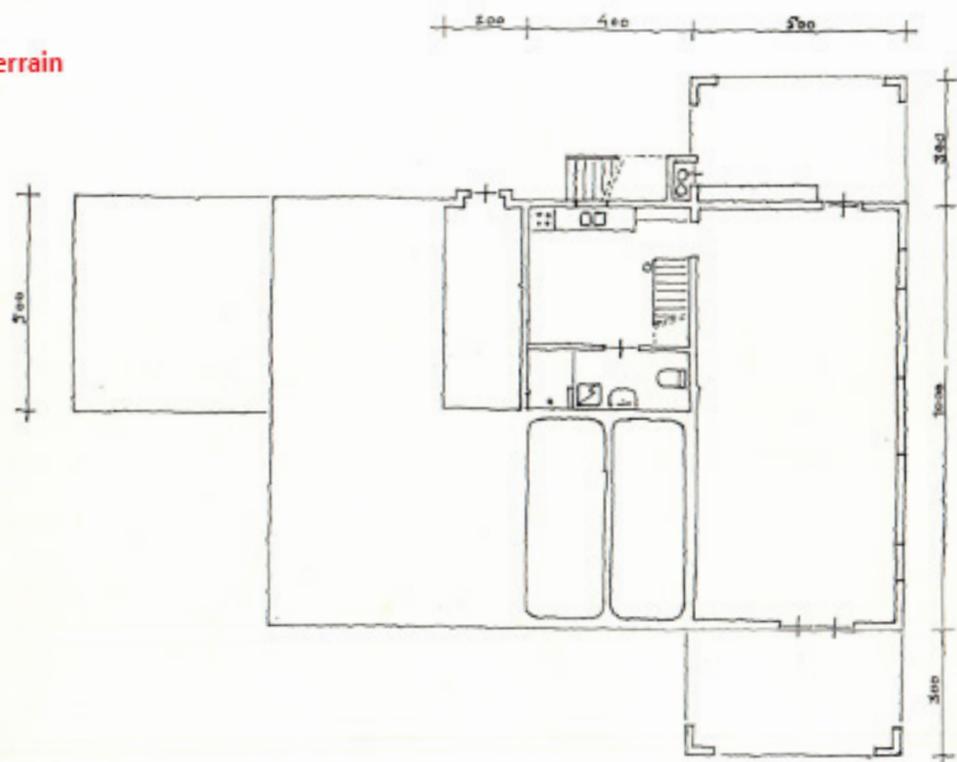


BEGANEGROND

1000 500

M. 1:100

Souterrain



BASEMENT

1000 500 M. 1:100