

EST.  1989

# Harbourtown

REAL ESTATE



**KAYA Gavilan 2B**  
**Nikiboko**  
**Asking price: \$327,500.-**  
**Buyers costs not included**

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# Layout

Through a covered entrance you enter the hall with a large storage/laundry room on the left and an open staircase to the loft on the right. If you continue, you enter the wide living room with French doors to the wide porch at the rear and an open L-shaped kitchen with built-in appliances. From the loft you have a view of the living room with very high ceiling.

Through a hallway on the left you reach the main bedroom with en-suite bathroom. At the front of the house is a second bedroom.

The second bathroom can also be used as a guest toilet. The spacious porch runs over the entire rear of the house with a view of the garden. The garden is completely fenced with a high masonry and plastered wall.

At the front there will be a metal gate to park your car on your own property. In addition, there is an entrance gate to the front door. There is plenty of space for your guests to park along the asphalted road and in the immediate vicinity.





# DETAILS ABOUT THE HOUSE

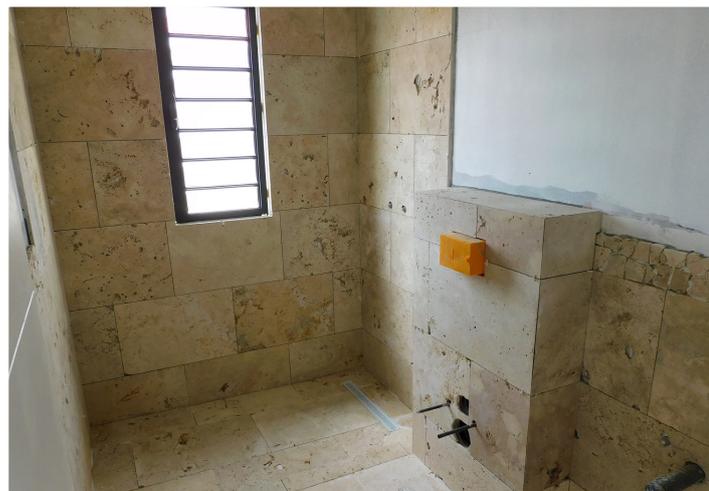
- + Newly built
- + High-quality finish
- + Corner house
- + Spacious loft

|                       |                |
|-----------------------|----------------|
| Building size:        | 170 m2         |
| Lot size:             | 505 m2         |
|                       | Full ownership |
| Number of bedrooms:   | 2              |
| Number of bathrooms:  | 2              |
| Furnished:            | No             |
| Year of construction: | 2022           |

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It is only half a mile  
from 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

- 8% ABB
- Notary costs
- Registration costs cadastre

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