



# Harbourtown

REAL ESTATE



## KAYA ORO 25 Nawati

Asking price: \$895,000.-

Buyers costs not included

# Layout

Spacious and light living room; French doors give access to the very large wraparound, partly covered terrace and big pool with pool deck offering a truly beautiful, view of the island and ocean contemporary luxury half open kitchen fitted with all appliances. Separate guest bathroom, laundry room and pantry.

The two spacious guest bedrooms each have their own luxury bathroom with single vanity, shower and toilet.

On the second floor the big master suite with large walk-in closet and luxury ensuite bathroom with double vanity, shower and toilet. From the balcony you have a truly gorgeous view! All bedrooms are air conditioned and have high vaulted ceilings creating a cool relaxed ambience. Situated separately a nice work space/studio apartment and a spacious 2 bed - 1 bath apartment with private entrance; ideal to rent!

The villa is surrounded by a nicely landscaped; low maintenance tropical garden.

Rental income for the apartment + studio approximately US\$ 2.100,- per month.





# DETAILS ABOUT THE HOUSE

- + 10-minute drive to the center of Kralendijk
- + 12 solar panels
- + Located in a quiet neighbourhood

Building size:	460 m2
Lot size:	1.372 m2
	Long lease land
Ground lease:	\$775/year
Bedrooms:	6
Bathrooms:	5
Furnished:	No
Year of construction:	2010

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Spacious house with  
good  
rental options





## 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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