



# Harbourtown

## REAL ESTATE



**Punt Vierkant 60  
Belnem  
Asking price: \$1,100,000.-**

**Buyers costs not included**

# Layout

By the tropical garden you will enter the property, cars can be parked on private property. You reach the large pool deck with a magnesium pool via a number of steps. Behind the pool is a large porch that spans the entire length of the house.

In the middle of the covered porch is a double glass door that gives access to the bright living room. On the left is the open L-shaped kitchen. On the right side of the house are the bedrooms and the offices. The front office has its own entrance, making it easy to receive customers. In this area it is possible that the resident has a home business.

Through a hall behind the living room, a staircase leads to a spacious hall on the first floor. The primary bedroom is located at the front of the house and has a patio. The bathroom can be reached through the hall. At the rear is the fourth bedroom with en-suite bathroom. This bedroom also has a balcony, from where you can see the beautiful azure ocean. On the left side of the house is the studio with its own entrance, kitchen, dining room table and bathroom.

Between the studio and the kitchen is the laundry room, which is also large enough as a storage room.





# DETAILS ABOUT THE HOUSE

- + Attached studio
- + Quiet neighborhood + lots of privacy
- + Swimming pool
- + Parking on site

Lot size: 1.000 m<sup>2</sup>

Building size: 220 m<sup>2</sup>

Full ownership

Number of bedrooms: 5

Number of bathrooms: 3

Cadastral data: 4-H-86



Beautiful villa with  
large swimming  
pool and mature  
garden





## 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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