



Harbourtown

REAL ESTATE



Caribbean Court Villas E8
Kralendijk
Asking price: \$185,000.-
Buyers costs not included

Lay- out

Modern Apartment, next to the swimming pool with big sun terrace. One bedroom, one bathroom and a separate living room.

This unit has a tile floor and is semi-furnished.

It can be rented-out very well.

It is the ideal place to rent out for tourists or people who will work here for a longer time.

Caribbean Court is also very centrally located, it is close to beaches, supermarkets and the city centre. On the park is also a dive shop where you can plan your dive courses!

'Caribbean Court is also very centrally located'

The doors all have screens for the mosquitos and all apartments have a porch in front, at the poolside.

Another plus of being the owner of one of these apartments is that the HOA Fee is very affordable. The cost is \$120,- (approximately) per month. The apartment is for sale in rented condition, good return on investment.



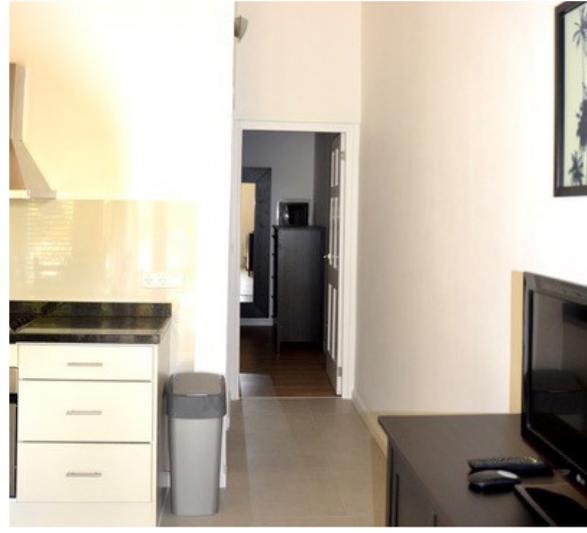


DETAILS ABOUT THE HOUSE

- + Great location
- + Dive school on premises
- + Pool and close to ocean

Building size:	50 m2
Living:	20 m2
Bedroom:	15 m2
Bathroom:	5 m2
Porch:	8 m2
Hall:	2 m2

Bedrooms:	1
Bathrooms:	1
Furnished:	Partly
Year of construction:	2008



Central location
and shared
swimming pool





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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