



Harbourtown REAL ESTATE



**Kaya Embira 15
Tera Kora
Asking price: \$695,000.-
Buyers costs not included**

Layout

Fully walled grounds with wide entrance gate with plenty of parking space.

The ground floor is divided into a spacious family house with 2 bedrooms and 2 bathrooms and on the right a separate furnished 1 bedroom apartment.

The main house has an entrance with sliding door, where you enter the living room with open kitchen.

The kitchen is equipped with built-in appliances and a composite worktop. From the living room 2 doors lead to both bedrooms. The spacious master bedroom has a walk-in closet and an en-suite bathroom. The second bedroom is a bit more compact, but is spacious enough for a queensize bed and has also an en-suite bathroom.

To the right of the house is an apartment that is rented furnished. This living unit has a living room with a small kitchen, a bathroom and a bedroom.

Via a staircase on the side you reach the two apartments on the second floor.

These non-furnished apartments are mirrored and each has a living room with a south-facing balcony.

There is also an open kitchen in the living room.

A small central hall gives access to the two bedrooms, which are separated by the shared bathroom.





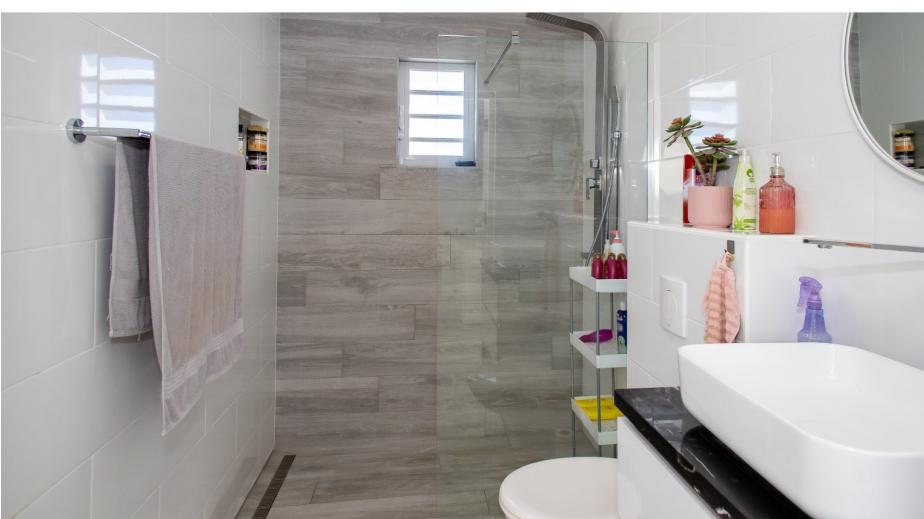
DETAILS ABOUT THE HOUSE

- + Good rental income
- + New construction
- + Freehold land
- + Centrally located

Building size:	264 m ²
Lot size:	660 m ²
Number of bedrooms:	7
Number of bathrooms:	5
Year of construction:	2020
Cadastral data:	4-G-3699



Excellent
investment
on Bonaire!





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

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.