

EST.  1989

Harbourtown

REAL ESTATE



Crown Park 7 Sabadeco

reduced
in price

Asking price: \$787,000.-

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Layout

You can park on your own property via a sliding gate. There is room for several vehicles here. A separate gate leads to the covered area in front of the entrance.

Once inside you enter the living room with open kitchen and high ceilings. The master bedroom is on the north side, the other 2 bedrooms are on the south side. From the living room and kitchen, sliding doors provide access to the covered veranda. The kitchen has a high back wall and a cooking island with bar area. There is also a compact utility room with space for the washing machine and extra storage space.

The master bedroom with air conditioner and en-suite bathroom has no fewer than two walk-in closets, one for each partner. You can furnish these rooms entirely according to your own wishes and taste. The 2nd and 3rd bedrooms also have a nice size and are separated from each other by a shared bathroom, which can also be used as a guest toilet.

From the living room and kitchen you have a full view of the crystal blue swimming pool. This is long enough to actually swim a lap in it. A small waterfall in the middle, adjacent to the pump house, gives the whole a playful character.

From the porch a staircase goes down to the basement. There is also a staircase to the roof terrace with glass balustrade. This place catches the wind very well and has a good sea view.

To the left of the house are two separate studios of approximately 24 m² each with their own kitchen and bathroom, for when you have guests. They can then stay at your home, but have their own accommodation just outside the main home. The garden has crushed stone





DETAILS ABOUT THE HOUSE

- + New construction
- + Swimming pool
- + 2 separate studios for family/friends
- + 2 walk-in closets
- + Lots of privacy in the home

Lot size:	9776 sq.ft (899 m2)
Building size:	1937 sq.ft (180 m2)
	Full ownership
Number of bedrooms:	5
Number of Bathrooms:	4
Cadastral data:	4-A-1375
Year of construction:	2023



SPACIOUS HOUSE
WITH TWO
STUDIO'S





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 cadastry

**Calculate the exact costs on our website:
harbourtownbonaire.com/en/buyers-costs/**