

# Harbourtown

REAL ESTATE



## Kaya Kuarts 25

### Santa Barbara

Asking price: **\$ 749,000.-**

(Buyers costs not included)



# Description

This colourful villa is built on a double plot of freehold land in the popular Santa Barbara district. The villa has 3 bedrooms, 2.5 bathrooms and a beautifully shaped swimming pool. The house with 10 solar panels has an elevated location with a beautiful sea view. There is also a garage converted into a workshop.

## Lay-out

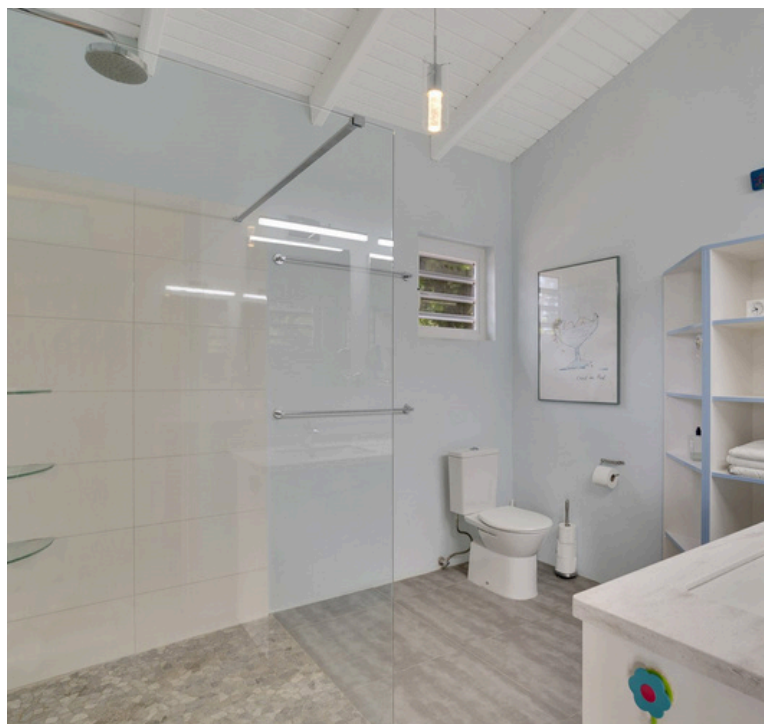
You enter via the gate from the street and walk through the garden onto the spacious terrace with a beautiful swimming pool. There is more than enough space for a lounge and dining area, where you could enjoy a BBQ, for example, and an evening at the pool with friends and family.

The entrance is on the right side of the terrace. There you walk into the living area with a very modern and spacious kitchen with high-end appliances. Next to the kitchen is a pantry with extra storage space and a connection for the washing machine.

From the entrance you walk into a long hallway. To the side is a generously sized guest toilet. Further along the corridor, there are two spacious bedrooms with a shared bathroom in the middle. At the end of the hallway is the primary bedroom with a beautiful en-suite bathroom and a big walk-in closet.

All bedrooms as well as the living area have sliding doors onto the terrace, giving access to the terrace and the pool from every room in the house.

Besides the house is a large garage that is currently used as a workshop.







# Details of the house

## **Pro's:**

- + Ocean view
- + Large porch and terrace
- + Beautiful shaped Magna-Pool
- + Spacious kitchen
- + 10 solar panels
- + Garage storage space

## **Technical details:**

Year of construction: 1992-1994

House: 2120 sq.ft (197 m2)

Freehold land: 17220 sq.ft (1600 m2)

Pool deck: 1227 sq.ft (114 m2)



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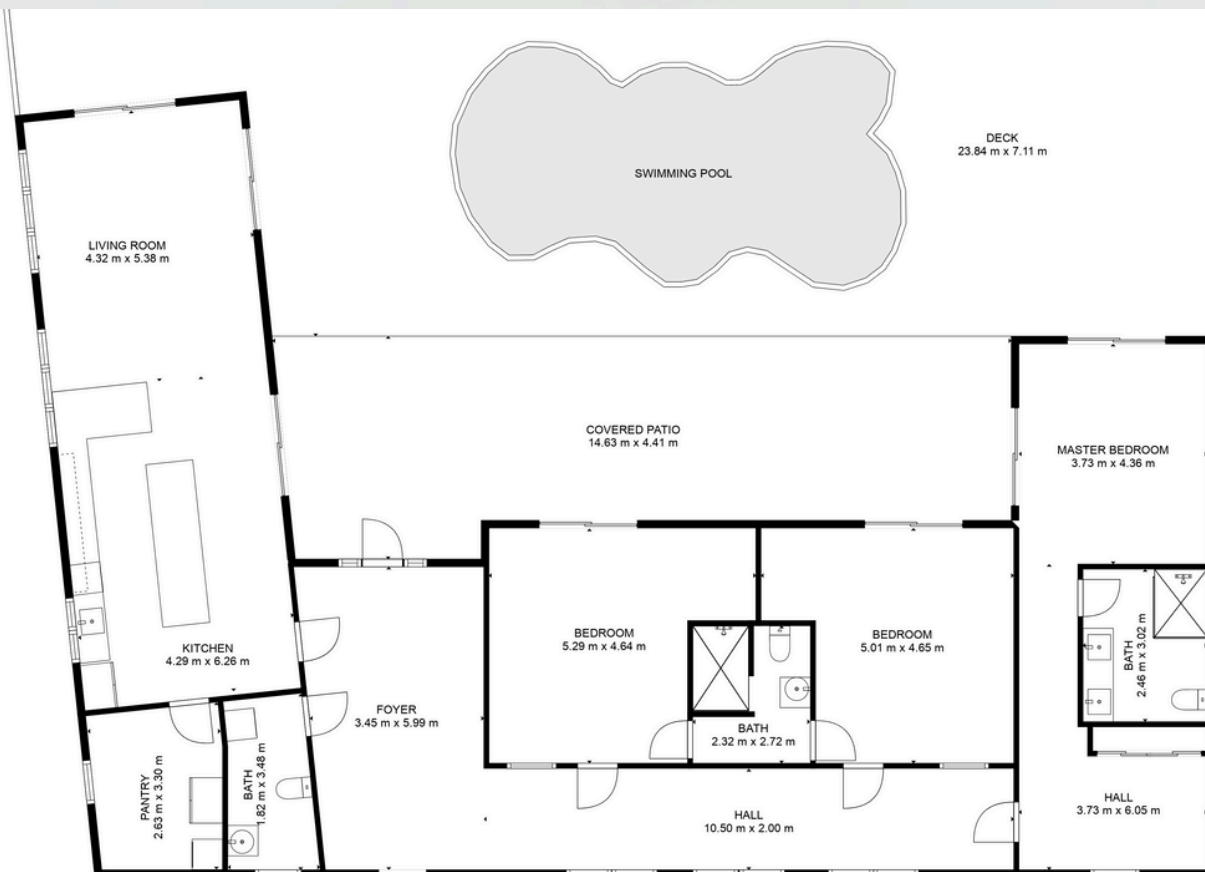
Colourful, classic villa.











GROSS INTERNAL AREA  
FLOOR 1: 197 m<sup>2</sup>  
EXCLUDED AREAS: COVERED PATIO: 56 m<sup>2</sup>, DECK: 114 m<sup>2</sup>  
TOTAL: 197 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



## Annual costs

**Property tax (Grondbelasting):**  
**0.345% x property value. *When property serves as main residence.***

**Property tax (Vastgoedbelasting):**  
**0.91% x property value.**  
**Tax-free t: \$70,000. *When property is a second home.***

**No tax is levied on any income from rental.**

## Closing costs

**The costs of transfer (closing costs) are for account of the buyer, unless expressly mentioned otherwise. These consist of:**

- 5% transfer tax
- Notary costs
- Registration costs cadastre

**Calculate the exact costs on our website:**  
**[harbourtownbonaire.com/nl/kopers-kosten/](http://harbourtownbonaire.com/nl/kopers-kosten/)**