

EST.  1989

# Harbourtown

REAL ESTATE



## Punt Vierkant 60 Belnem

**Asking price: \$ 910,000.-**

Buyers costs not included

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# Layout

This elegant 5 bedroom & 3½ bathroom villa has a large swimming pool and is located in the desirable Punt Vierkant area. The house has an attached studio which can also be rented out separately. Punt Vierkant is a quiet neighborhood with lots of privacy, so you can enjoy the swimming pool, the tropical garden and the sun undisturbed.

Large covered porch with doors to the bright living room. The stone floor runs smoothly from the porch to the living room. From here you have a beautiful view of the garden and the swimming pool. On the left is the open L-shaped kitchen with a cooking (peninsula) island in the middle, where a bar has also been created. The kitchen is equipped with side-by-side fridge (2021), dishwasher (2022), large induction stove and 2 electrical ovens. Behind this is a dining area for cozy indoor dining with family or friends.

On the right side of the house are the bedrooms and the offices. The bedrooms on the ground floor are currently used as an office and share a (half) bathroom. The front office has its own entrance, making it easy to receive customers. On the first floor are two more bedrooms. The primary bedroom is located at the front of the house and has patio doors leading to a private balcony overlooking the garden and pool. 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. The door to the living room can be locked, so that this part of the house can be rented out separately. 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 m2
Building size:	220 m2
	Full ownership
Number of bedrooms:	5
Number of bathrooms:	3
Cadastral data:	4-H-86

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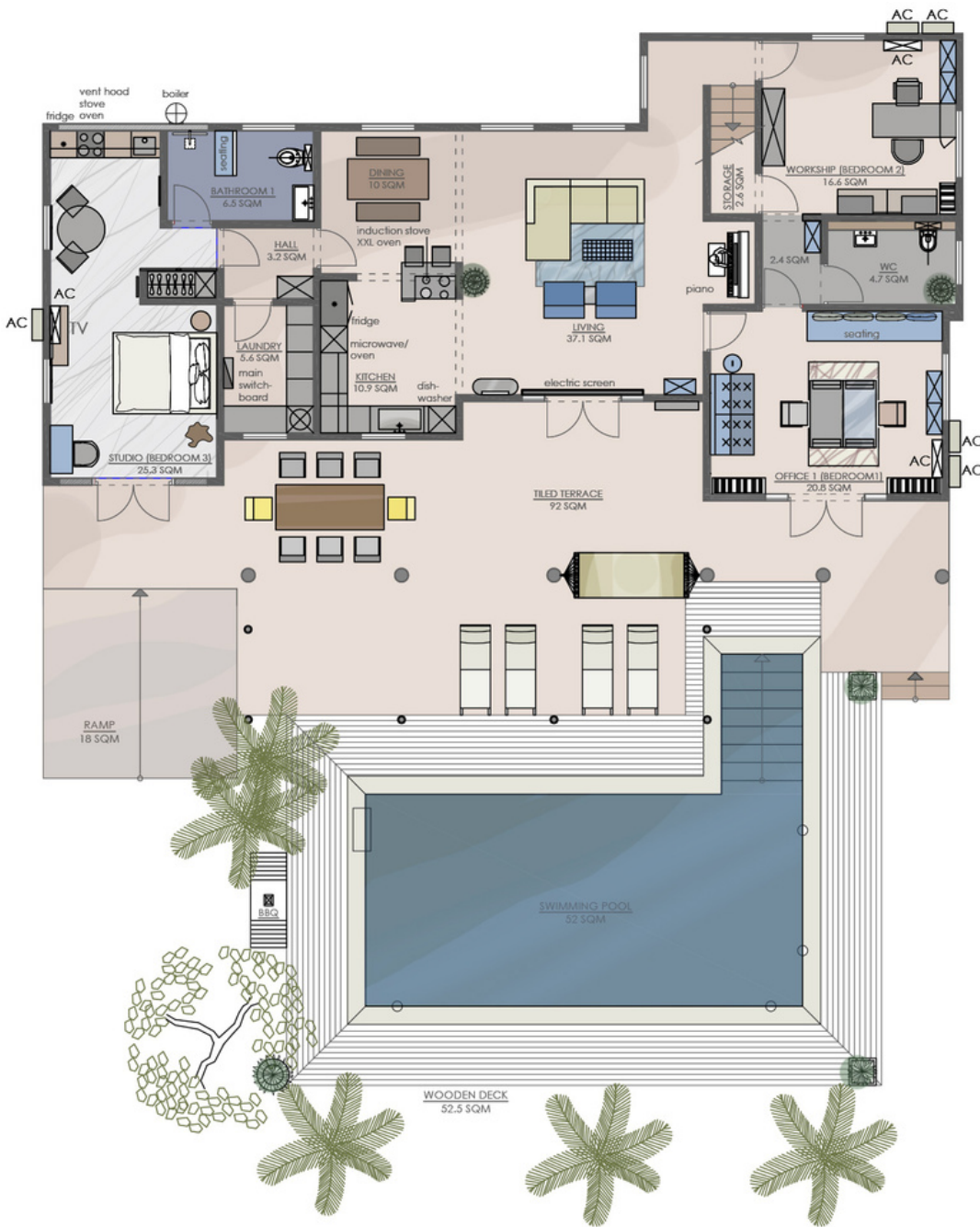
Beautiful villa with large swimming pool and mature garden!





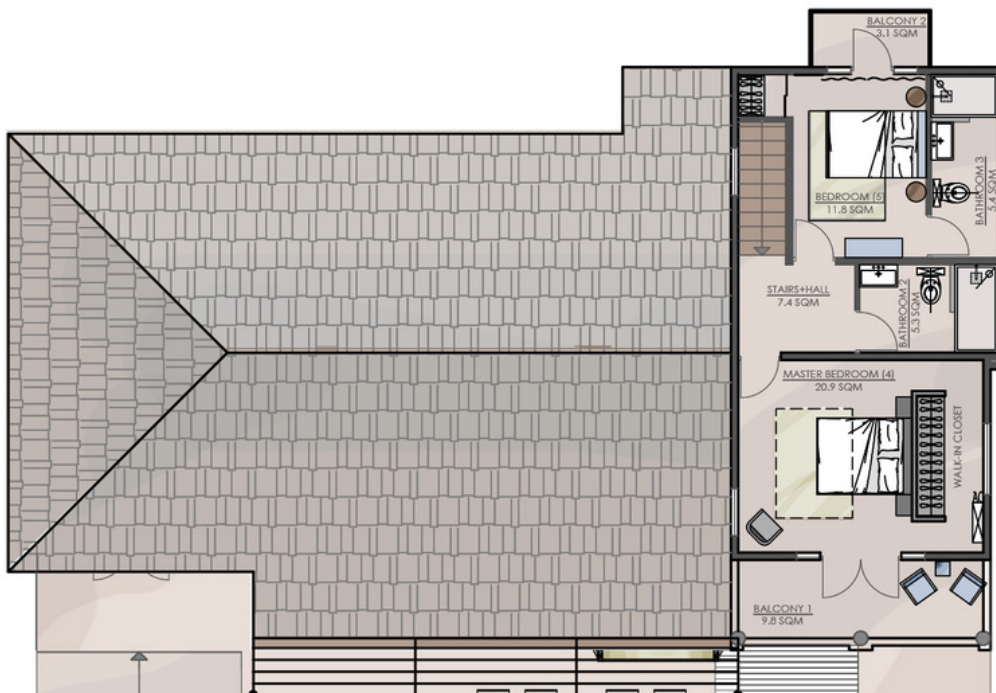
## GROUND FLOOR

NET: 145.7 SQM  
GROSS: 163 SQM  
TERRACE + POOL DECK + POOL 196.5 SQM



## FIRST FLOOR

NET: 63.7 SQM  
GROSS: 71.2 SQM





## Annual costs

Land tax (Grondbelasting)  
when property serves as main residence:  
0,345% x value property.

Property tax (vastgoedbelasting)  
when property is second home:  
0,91% x value property.  
Tax-free: \$70,000.-

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/](http://harbourtownbonaire.com/en/buyers-costs/)