

Harbourtown

REAL ESTATE



Kaya Gavilan 1d Nikiboko

Asking price: **\$ 499,000.-**

Buyers costs not included

Description

Discover this modern house in Nikiboko, built in 2022. Enjoy the spacious living room with high ceilings, two bedrooms, and a loft as the third bedroom. The house features 12 solar panels, a magna pool, and multiple palapas.

Layout

Upon entering this semi-detached house, you'll notice the beautiful natural light throughout the home. Through the hallway, with a spacious storage room on the right, you'll reach the L-shaped kitchen with a natural stone countertop. It is modern and equipped with high-quality European appliances. Looking around, you'll appreciate the impressive height in the adjacent living room.

On the right side of the house, you'll find two spacious bedrooms. One of them features an en-suite bathroom, while the other bathroom serves as a guest toilet. Going upstairs, the expansive loft is reached. It is a versatile space used as a third bedroom with office space.

The entire house is tiled with a natural stone travertine floor, seamlessly extending to the porch and even the pool deck. The porch, spanning the entire width of the house, allows for potential expansion, such as an office or conservatory. The garden is both cozy and sleek, adorned with palm trees and a magna pool. The two palapas create a pleasant atmosphere with plenty of shade. Additionally, there is a spacious storage room in the garden.





DETAILS ABOUT THE HOME



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Unique details:

- + Very central location
- + Magna pool & 2 palapas
- + Spacious loft: 3rd bedroom
- + Ample storage space
- + Freehold property
- + Sheltered garden, lots of privacy

Technical details:

- Freehold land of 505 m2
- Drip system for the garden
- 12 solar panels
- On-site parking
- Year of construction: 2022



Home with ample storage space







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/