



# Harbourtown

REAL ESTATE



## Kaya Krabe 6A Nikiboko

Asking price: **\$ 349,000.-**

(Buyers costs not included)

# Description

Close to the center of Kralendijk, you'll find this cozy and colorful detached house with 2 bedrooms and 2 bathrooms. The property in Nikiboko features an open living room with an L-shaped kitchen and is surrounded by a beautifully landscaped garden, including a jacuzzi.

## Layout

Situated along an asphalt road, this fully fenced property is ideal for pet owners. At the front of the house, there's a porch spacious enough for a dining table. The layout of the house is very organized. You enter into the spacious living room, which seamlessly flows into an L-shaped kitchen with dining space. At the rear of the house, there's a second porch, approximately 30 m2 of covered terrace. From the rear porch, there's access to the laundry room/storage with connections for a washing machine, dryer, additional refrigerator, and a dishwasher, which are also available for takeover. On the left side of the house are the two bedrooms. The rear bedroom has an en-suite bathroom. The second bathroom is located between the bedrooms and was completely renovated in 2021. Both bedrooms are a good size at 14 m2 and have both air conditioning and a fan. The house offers privacy due to the surrounding garden and vegetation. The garden is covered with gravel, featuring numerous plants, and to the left rear of the house, you'll find the jacuzzi, included in the selling price.

## Surrounding

The property is centrally located in the family-friendly neighborhood of Nikiboko. It's a 1-minute drive to Van den Tweel supermarket and 4 minutes to the center of Kralendijk or ChaChaCha Beach. The neighborhood itself is very peaceful.

## Technical Details

In 2021, the house underwent renovations: new windows (with shutters) were installed, the floors were re-tiled with porcelain tiles, both porches were retiled, and a new bathroom was added. The house also has a special water heater for hot water in the central bathroom. Pipes for hot water are already laid in the rear bathroom, preparing for a potential boiler connection. The house has two septic tanks, one on the left for sanitary purposes and the other on the right for the kitchen. The submersible pump is available for takeover, as well as a portion of the inventory. Throughout the house and around the property, you'll find 110- and 220-volt electrical outlets. Outside, there are also two water faucets and garden lighting.





# DETAILS OF THE HOUSE

## **Pro's:**

- + Privacy
- + Freehold land
- + Centrally located
- + 2 bedrooms / 2 bathrooms
- + Jacuzzi

## **Technical details:**

- House: 2142 sq.ft (119 m2)
- Freehold land: 4467 sq.ft (415 m2)
- Renovated in 2021
- Mature garden



*Centrally located,  
detached house*





## Annual costs

Land tax (Grondbelasting)  
when property serves as main residence:  
 $0,345\% \times \text{value property}$ .

Property tax (vastgoedbelasting)  
when property is second home:  
 $0,91\% \times \text{value property}$ .  
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 cadastral

**Calculate the exact costs on our website:**  
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