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Harbourtown

REAL ESTATE



Poko Poko Resort - Kaya Yuma 1 Noord Saliña

Asking price: \$995,000.-

Buyers costs not included

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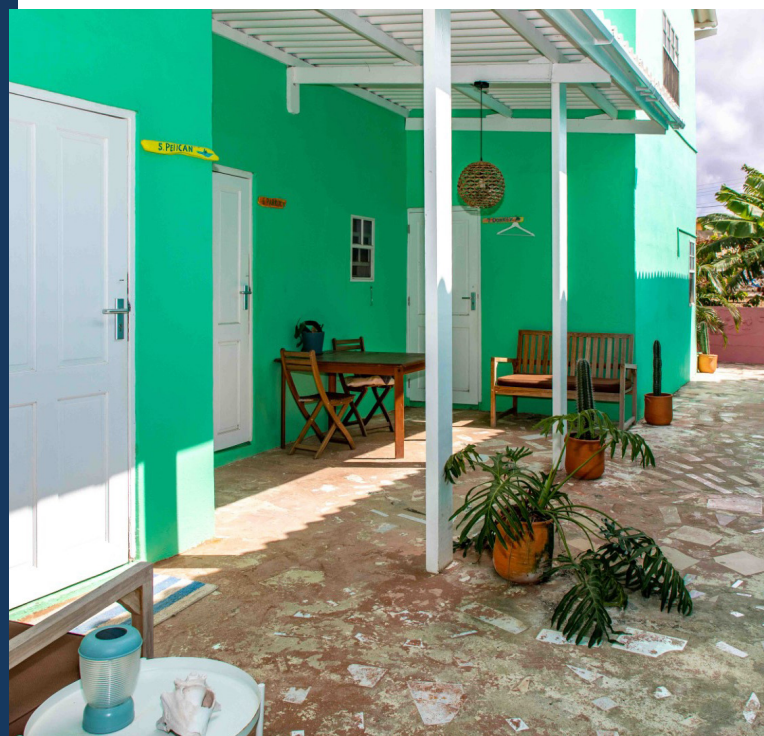
Layout

Through a gate you enter the front of the colorful complex, where there is a swimming pool surrounded by several seats and sun beds. There are two detached buildings, two detached stone sheds and a rainwater storage.

The front building has 2 spacious two-bedroom apartments and 2 one-bedroom apartments upstairs. Studios 5 to 8 are located on the ground floor. Three rooms have the entrance in the middle part and room 8 has its own entrance with private outdoor seating area behind. After all, there are a few storage rooms in this building.

In the second building are 2 very spacious apartments and a small hotel room. This unit has a private terrace adjacent to the garden and swimming pool. Room 9 is located on the side and is very spacious. Finally, the last apartment has 2 bedrooms upstairs and downstairs a spacious living room with porch outside.

The resort has a lodging permit, which allows the combination of long-term and short-term rental. The complex was renovated and modernized in 2021/2022, making it an excellent place for people who love freedom and coziness.





DETAILS ABOUT THE HOUSE

- + High efficiency
- + Recently renovated
- + Accommodation permit available
- + Swimming pool

Building size:	540 m2
Lot size:	850 m2
	Long lease land
Until:	27-08-2053
Number of bedrooms:	14
Number of bathrooms:	11
Furnished:	In consultation



lodging permit,
which allows
short-term rental!





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 cadastre

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