



Harbourtown

REAL ESTATE



Kaya Flamingo 10A Nikiboko

Asking price: **\$ 275.000,-**

(Buyers costs not included)

Description

Discover this cozy detached home in the peaceful and centrally area Nikiboko. Featuring two bedrooms, a bathroom, an open kitchen and living room. This house is thoughtfully laid out. With a plot of 2,863 sq.ft (266 m2) of freehold land and parking for multiple cars on the premises, this is the ideal place to live on the island.

Layout

This home offers a practical layout that's perfect for living. Upon entering from the porch in the front, you'll find 2 bedrooms on the left, separated by a bathroom, creating a pleasant division between private and communal spaces.

On the right side, there's an open kitchen and a living room, creating a cozy living space where family and friends can come together. The recently new replaced windows from 2022 provide ample light in every room, making the house a pleasant place to live.

If you walk out through the back door, you'll find the connection for a washing machine on the right, situated under a shelter (110/220 V connection).

Inside, next to the kitchen unit, there is also an additional drainage point where you can potentially install a dishwasher. On the left, there's another nice seating area covered with a sunshade. The garden is surrounded by low walls and fences, creating a lot of privacy.

Surrounding

Located in the residential and centrally area of Nikiboko, this property offers a relaxed and good environment. At the same time, it's conveniently close to all necessary amenities and the city center of Bonaire. Making it easy to access everything the island has to offer. On a 2-minute drive are the supermarkets located. Downtown Kralendijk is a 4-minute drive away and Sorobon beach on 15 minutes' drive.

Technical information

On a plot of 2,863 sq.ft (266 m2) of freehold land, this house offers plenty of space for a comfortable lifestyle. With the option to park a car inside the lot, it provides convenience for residents. In 2022, the windows and doors were replaced, and new air conditioners were installed. The property can also be seen as an investment opportunity by renting it out.





DETAILS OF THE HOUSE

Pro's:

- + Practical layout
- + Freehold land
- + On site parking

Technical details:

- House: 700 sq.ft. (65 m²)
- Freehold land: 2,863 sq.ft. (266 m²)
- Replaced windows, doors and AC's (2022)



Cozy detached house





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/