

EST.  1989

Harbourtown

REAL ESTATE



Kaya Avelino J. Cecilia 23 Nikiboko Village

Asking price: **\$ 2,395,000.-**

Buyers costs not included

Description

Are you searching for a unique investment opportunity? Nikiboko Village, an apartment complex with a 5-year lease agreement with Fundashon Mariadal, is now available for sale! This modern complex, consisting of 14 apartments and a foundation for a residential house, promises a high return on investment (ROI).

Layout:

Nikiboko Village is designed with a back-to-back construction. In total, the complex comprises 14 apartments, including 5 one-bedroom units, 8 two-bedroom units, and 1 detached one-bedroom apartment. Upon arrival at the property, you'll find the front-facing apartments with private gates directly accessible from the street, offering parking right in front of the units. To the left of these apartments is a gate leading to a driveway, providing additional parking behind the gate. This gate also provides access to the apartments at the back of the complex.

Each apartment features an open living/dining room, where the kitchen is also situated. The units include either 1 or 2 bedrooms, along with a bathroom featuring a toilet. Each apartment comes with its own porch or terrace. Additionally, all apartments can collectively use the washing machine located in a separate laundry room.

Behind the existing complex, the foundation is currently being laid for a residential house with its private driveway, potentially spanning two floors of 96 m² each. Next to the foundation, a large palapa has been constructed, covering the septic tank designed for the entire complex, including the residential house.

This investment property is located at Kaya Avelino J. Cecilia 23 in Nikiboko. Situated at a short distance from all necessary amenities and the center of Bonaire, this apartment complex makes it easy to access everything the island has to offer.





DETAILS ABOUT THE HOME



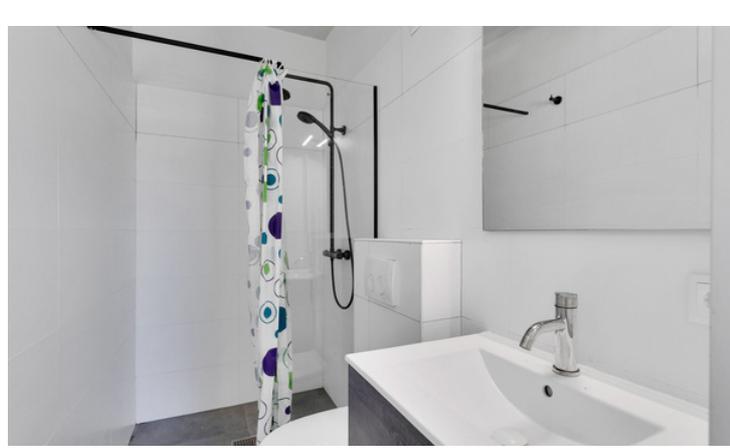
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Unique details:

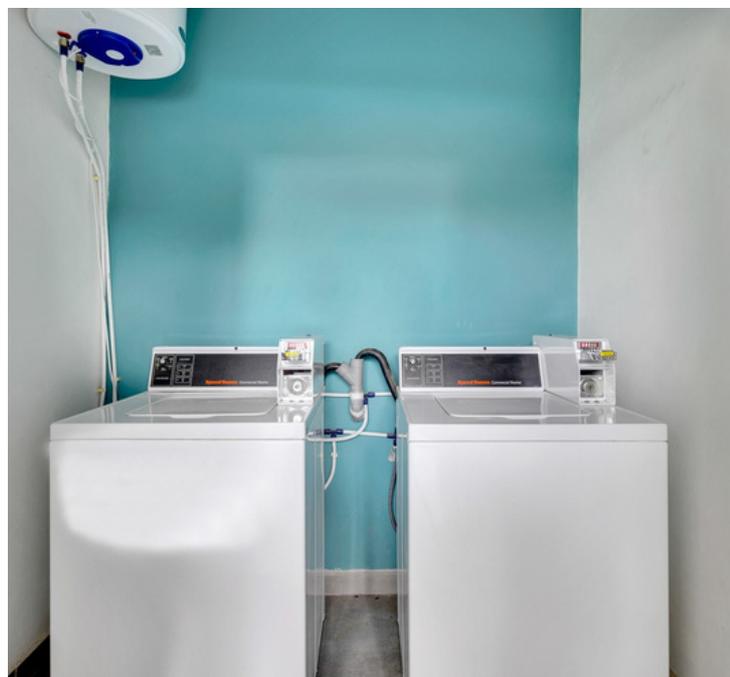
- + Highly attractive investment property
- + Fixed contract with Fundashon Mariadal
- + High return on investment
- + Foundation for residential house
- + On-site parking
- + Central location

Technical details:

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



Unique invest opportunity







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/