



# Harbourtown

REAL ESTATE



## Kaya Krabe 1 Nikiboko

Asking price: **\$ 369,000.-**

(Buyers costs not included)



# Description

Check out this centrally located spacious home quietly for sale in the residential area of Nikiboko. This corner house not only offers space and comfort inside and outside the home but also a strategic location. With 3 bedrooms, 2 bathrooms, and a generous living space, this house is perfect for those looking for a spacious and well-built home.

## Layout

Upon entering through the front yard, you step onto the porch where you enter the living room through the front door. The spacious living room invites relaxation, while the adjacent kitchen, separated by a bar, provides a connection between cooking and socializing.

The kitchen also has convenient access to the back porch and parking, providing daily convenience. The living room also provides access to the porch at the back of the house via glass sliding doors.

The bedrooms are located on the left side of the house, the master bedroom features an en-suite bathroom. The other 2 bedrooms share the other bathroom. All bedrooms are equipped with new air conditioners, and new windows and doors have also been installed. All windows and doors are fitted with screens.

The fully walled and beautifully landscaped garden, with two driveways, offers plenty of opportunities for outdoor activities and even has space to potentially park a boat.

A spacious and centrally located plot of 672m<sup>2</sup> in Nikiboko, with a living area of 167m<sup>2</sup>, on leasehold land.







# DETAILS OF THE HOUSE

## **Pro's:**

- + Central location
- + Corner plot
- + Open living, kitchen and dining area
- + 2 driveways

## **Technical details:**

- Solid construction built in 1953
- House: 1.798 sq.ft (167 m2)
- Long lease land: 7.233 sq.ft (672 m2)
- Expiration date long lease land: September 6, 2024





*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 cadastry

**Calculate the exact costs on our website:**  
[harbourtownbonaire.com/en/buyers-costs/](http://harbourtownbonaire.com/en/buyers-costs/)