

EST.  1989

# Harbourtown

REAL ESTATE



## Kaya Sirena 9A 9 Nikiboko

Asking price: **\$ 450,000.-**

(Buyers costs not included)

# Description

Detached new built villa (2024) with 3 bedrooms and 2 bathrooms on freehold land near downtown Kralendijk and 0.4 mile (600 meter) from the ocean. This house with a living area of 1,324 square feet (123 m2) is located on the inner ring of the residence of the residence.

## Layout

When you enter the residence on a completely paved road you will arrive at the house, here you will find two parking spaces. A paved path lead you to the covered entrance of the house.

As soon as you enter the house you will come out next to the U-shaped open kitchen. A bar is integrated in this kitchen with space for bar stools. The kitchen has a composite worktop and built-in appliances of European quality. At the rear of the house there is a spacious living room with space for a dining table and a lounge area.

The house has 3 bedrooms that are equipped with energy-efficient inverter air conditioners. From the living room you enter the hall which gives you access to the 3 bedrooms. The guest bathroom is also located in this hall. The 2 bedrooms are next to each other. The primary bedroom with walk-in closet has an ensuite bathroom with luxurious double sink.

At the rear of the villa is a sliding door to the covered terrace with a connected garden. The laundry / storage room can also be reached via this terrace. Here you will find a connection for a washing machine.

The house is enclosed by a fence consisting of a traditional Caribbean stone wall of 4 feet (120cm) height. This fence provides both privacy and a luxurious appearance. The floor of the house is fully tiled with tiles of 24"x 24" (60x60 cm). The aluminum exterior windows of the house are anthracite in color, which forms a beautiful whole with the roof tiles.





# DETAILS OF THE HOUSE

## **Pro's:**

- + Newly build house (2024)
- + Fully cobbled residence
- + High quality kitchen and bathroom
- + Energy-efficient air conditioners
- + Doors with high-quality hinges and locks
- + Freehold land

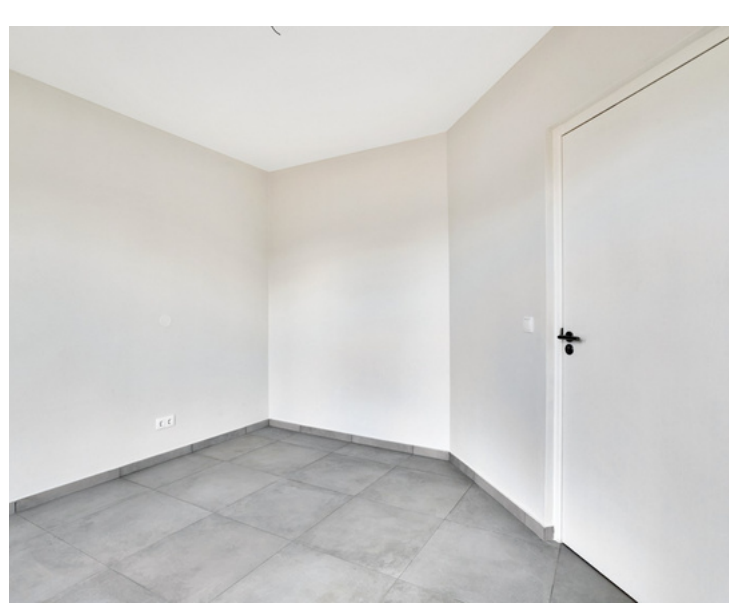
## **Technical details:**

- House: 1,324 sq.ft (123 m2)
- Freehold land: 4,607 sq.ft (428 m2)
- Gated community
- Home owner association costs: \$50.- per month



*Newly built home  
(2024) in a gated  
community*







## 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/)