

# Harbourtown

REAL ESTATE



## La Palma 57 Belnem

Asking price: **\$ 799,000.-**  
(buyers costs not included)



# Description

Located on the outskirts of La Palma, this detached house offers plenty of peace and privacy. The house has three bedrooms with three bathrooms en-suite on the first floor and a self-contained apartment on the second floor which can be rented separately.

## Layout

Through the walking gate you enter the richly landscaped mature garden. The entrance which is located on the front of the house gives first access to the spacious hall of the main house. From this space, you walk straight into the living room and reach the three bedrooms on either side of the house. The living room with open kitchen offers an L-shaped kitchen with German built-in appliances. With its direct connection to the living/dining area, the house creates a nice ambiance during dinner evenings with friends and/or family. The living room also has a ceiling fan. From the living/dining room, through the sliding glass doors, you have a view of the covered porch and the adjacent lounge pool.

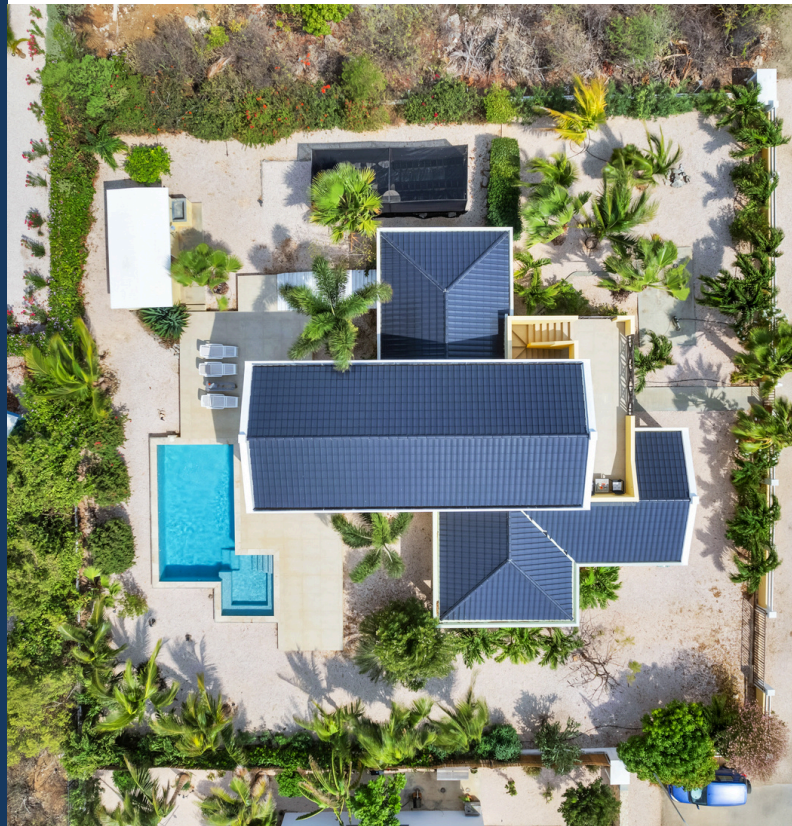
At the rear of the house are two of the three bedrooms located, both with patio doors with direct access to the garden and pool. The third bedroom is at the front of the house and has, like the other two bedrooms, an en-suite bathroom. The bedrooms are all equipped with an air conditioner. The primary bedroom is also equipped with a ceiling fan.

At the front of the house, you can reach the second floor by stairs on the outside of the house. On the second floor is the apartment located. The apartment has a well-equipped kitchen, bathroom with double sink, spacious bedroom with air conditioner and ceiling fan. From the bedroom you walk onto the spacious balcony with an open view. Because there is an intermediate meter on the electricity connection of the apartment, this space lends itself perfectly to rental.

At the front of the house, under the stairs, there is a separate storage room. This provides space for the washing machine and for storing other items. The rich planting, garden lighting, wooden walkway and greenhouse in the garden make the outdoor area a very pleasant environment. Watering of the garden is through a drip system connected to the 3-compartment septic tank.

Finally, in the garden there is a spacious pump house that also functions practically for storing things and or garden tools. On the outside of the pump house is a sink for dive gear. In the pump house is the pump of the pool that was newly connected in early 2024. The chlorinated pool is a beautiful pool which offers great comfort.

Because the house is built well on the wind, the wind chill in and around the house is very pleasant.



## Surroundings

La Palma in Lima (Belnem) is a new residential area with detached houses, good infrastructure and asphalted roads. It is located south of the airport along the road between Belnem and Sorobon. This surfing area is about 5 minutes from the house by car, other popular dive sites in the south are also about the same distance.





# Details of the house

## **Unique details:**

- + Swimming pool including lounge pool
- + Self-sufficient apartment on the top floor
- + Spacious plot of 1.123 m2
- + Located at La Palma
- + Garden with dripsystem and lighting

## **Technical details:**

- # 110 en 220 Volt
  - # Airconditioning in all bedrooms and livingroom
  - # Year of construction: 2008
  - # Boiler: provides warm water in bathrooms and kitchen
  - # Chlorine swimming pool
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Bonairean  
villa with a feeling  
of peace, freedom  
and space!

















## Annual costs

**Property tax (Grondbelasting):**  
**0.345% x property value. *When property serves as main residence.***

**Property tax (Vastgoedbelasting):**  
**0.91% x property value.**  
**Tax-free t: \$70,000. *When property is a second home.***

**No tax is levied on any income from rental.**

## Closing costs

**The costs of transfer (closing costs) are for account of the buyer, unless expressly mentioned otherwise. These consist of:**

- 5% transfer tax
- Notary costs
- Registration costs cadastre

**Calculate the exact costs on our website:**  
**[harbourtownbonaire.com/nl/kopers-kosten/](http://harbourtownbonaire.com/nl/kopers-kosten/)**