

EST.  1989

Harbourtown

REAL ESTATE



Cubana Resort 10 Kralendijk

Asking price: \$ 385,000.-

(Buyers costs not included)

Description

Comfortable and affordable single-family home, located in a small gated community, built on freehold land. The house has 3 bedrooms, 2 bathrooms and a spacious living area.

Layout

Covered entrance at the front with a frosted glass door. On the right side is the living room with the kitchen, while the bedrooms are on the left. The house is tiled with large light floor tiles that extend throughout the entire house and flow into the spacious porch at the rear.

The bright kitchen is equipped with upper and lower cabinets and a wood-colored countertop. There are both cabinets and drawers, ensuring optimal use of space. In terms of appliances, there is a combination microwave oven and an induction cooktop. The spacious master bedroom is at the rear and has an en-suite bathroom. A hallway in the middle provides access to the other two bedrooms, which share a second bathroom. All bedrooms are equipped with air conditioning.

In the garden, there is a separate stone storage shed for extra storage. At the front of the house, there is on-site parking space available.

Surrounding

Located in the quiet neighborhood of Den Tera (Antriol Pabou), you are just minutes away from all major destinations. Only 5 minutes to the city center and 3 minutes to the beaches at Hato.





DETAILS OF THE PROPERTY

Technical details

- Home Owner Association: \$75,- p/m
- Built in 2019
- 220V/110V
- Freehold land: 421 m²
- Living: 133 m²

Unique details

- + Gated community
- + Spacious porch
- + Newly built
- + Freehold land



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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/