

Harbourtown

REAL ESTATE



Cubana Resort 15 Kralendijk

Asking price: \$ 379,000.-
(Buyers costs not included)

Description

Detached corner house with a swimming pool, located in a small gated community, built on freehold land. The property (2019) features 2 bedrooms (of which one includes an office space), 1 bathroom and a spacious living area.

Layout

At the front, there is a small covered porch and the entrance to the house. The living area of this property is located on the left side, while the bedrooms are situated on the right. The house is tiled with large gray floor tiles and features a pool deck with plenty of space around the swimming pool.

The living room is at the front of the house, and the property widens slightly at the kitchen area. The simple blue kitchen consists of base cabinets, a gas stove, double sink, American fridge and a washing machine. Above the sink, a double window provides a view of the garden and pool deck. The living area has two ceiling fans.

Both bedrooms and the bathroom can be accessed via a small hallway in the middle of the house. The bedrooms are equipped with Inverter air conditioners. The bedroom facing the street has a king-size bed and window screens. The other bedroom actually consists of two connected rooms. This setup is ideal for a family with two young children who can have their own bedroom, but it also works well as a bedroom with a home office. The office space has its own access door to the covered porch.

The rear porch is slightly lower than the house and has two ceiling fans. In the garden, there is a small metal storage shed for extra storage. The IGUI pool of approximately 10 x 20 feet is made of fiber and has magnesium water. On the right side of the property, there is ample space for parking on private grounds, where an outdoor faucet is also available.





DETAILS OF THE PROPERTY

Technical details

- Home Owner Association: \$75,- p/m
- Built in 2019
- 220V/110V
- Freehold land: 489 m2
- Living: 118 m2

Unique details

- + Private magnesium pool
- + Gated community
- + Spacious porch
- + Built in 2019
- + Freehold land



*Corner house with
magnesium pool*





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 cadastral

Calculate the exact costs on our website:
harbourtownbonaire.com/en/buyers-costs/