

Harbourtown

REAL ESTATE



Rancho San Minguel
Bara di Karta 100
Asking price: \$ 575,000.- k.k.
(Buyers costs not included)

Description

Rancho San Minguel is a kunuku with eco-resort approval on a plot of over 141.500 sq.ft (1.3 hectares / 13,150 m²) of freehold land. There is a main house and two eco-lodges, each with its own solar panels, electricity and water supply. The plot is approximately 394 ft wide and 361 ft deep (120 x 110 meters) with the three houses mainly situated on the right side.

Layout main house (1.550 sq.ft / 144 m²)

Upon entering, there is a long driveway leading to the main house. The living room with U-shaped kitchen are located on the 2nd floor. Adjacent is the primary bedroom with closet, bathroom and office space.

On the ground floor, there is a living space, two bedrooms and a bathroom. At the back, there is a large porch, well-positioned to catch the breeze. There are also various shelters, sheds and plenty of storage space. On the right side of the house, there are three water barrels, each with a capacity of 1.5 m³ (1,500 liters / 396 gallons), with a viewing platform above them

Stilt house (753 sq.ft / 70 m²)

Right of the driveway stands a detached stilt house. This features a large bedroom, kitchen and open living room.

Lodge (1,076 sq.ft / 100 m²)

On the ground floor there is a cozy living kitchen and bedroom. There's a seat in the back that sits nicely upwind. A wide wooden outdoor staircase leads to the first floor. Here is a second bedroom with a large open porch/living area.

General

Each house has its own electricity supply using solar panels, own batteries and inverter. There are 25 solar panels in total. There is a good internet connection near Rancho San Minguel through an Airmax from Telbo. The entire roof of the lodge was renewed in 2022 and the roof of the residence was renewed in 2017.





DETAILS OF THE RANCHO

Technische details

- # Each house owns solar panels, batteries and inverter
- # 5 containers for water (9½ m3)

Unique details

- + Main residence and 2 rental houses
- + Fully off-grid
- + Freehold land: 13.150 m2
- + Living area: 314 m2 + extra spaces
- + Fully fenced
- + Mature garden



Harbourtown
REAL ESTATE



Living the
kunuku dream





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/