

# Harbourtown

REAL ESTATE



## Kaya Begonia 2 Rincon

Reduced price: **\$ 449,000**

Buyers costs not included



# Layout

Spacious house under construction, located at the beginning of Rincon. The house has a built-up area of over 3,607 sq.ft (335 m2) and is wind- and waterproof. A lot of material for finishing is already present.

You enter the house through the covered L-shaped porch. The first thing you notice is the loft with a view of the 2nd floor. The hall flows into the living room with sliding doors to the backyard. The kitchen is also located at the rear with a separate utility room. This spacious utility room has an outside door to the covered porch.

On the ground floor there are two bedrooms, on either side of the living room. The primary bedroom is very spacious and could even be used as an apartment. This part of the house also has a walk-in closet, bathroom and a storage room, hobby room or office (with private entrance). The other bedroom also has its own bathroom. There is also a guest toilet on the ground floor.

On the upper floor there are a 5 more bedrooms, 2 on the left and 3 on the right. The design is such that each bedroom can have its own bathroom. Above the living room is a large U-shaped roof terrace with a view of a Rincon soccerfield on one side and a view of the rural area with the east coast in the distance on the other. Together they provide 1,517 sq.ft (141 m2) of great outdoor living.

The house is built on a plot of 8,031 sq.ft (746 m2) of leasehold land and is located on the outskirts of Rincon. In addition to the exceptionally spacious house, there is also plenty of outdoor living space.

**FINISH YOUR  
DREAM HOME**







# DETAILS OF THE HOUSE

BEDROOMS: **7**  
BATHROOMS: **7½**

YEAR OF CONSTRUCTION: **2023**

LOT SIZE: **8,031 sq.ft** (746 m2)  
BUILDING: **3,607 sq.ft** (335 m2)

TYPE OF LAND: **Long Lease land**  
UNTIL: **12-2-2053**

NEIGHBORHOOD: **Rincon**  
CADASTRAL DATA: **2-C-139**

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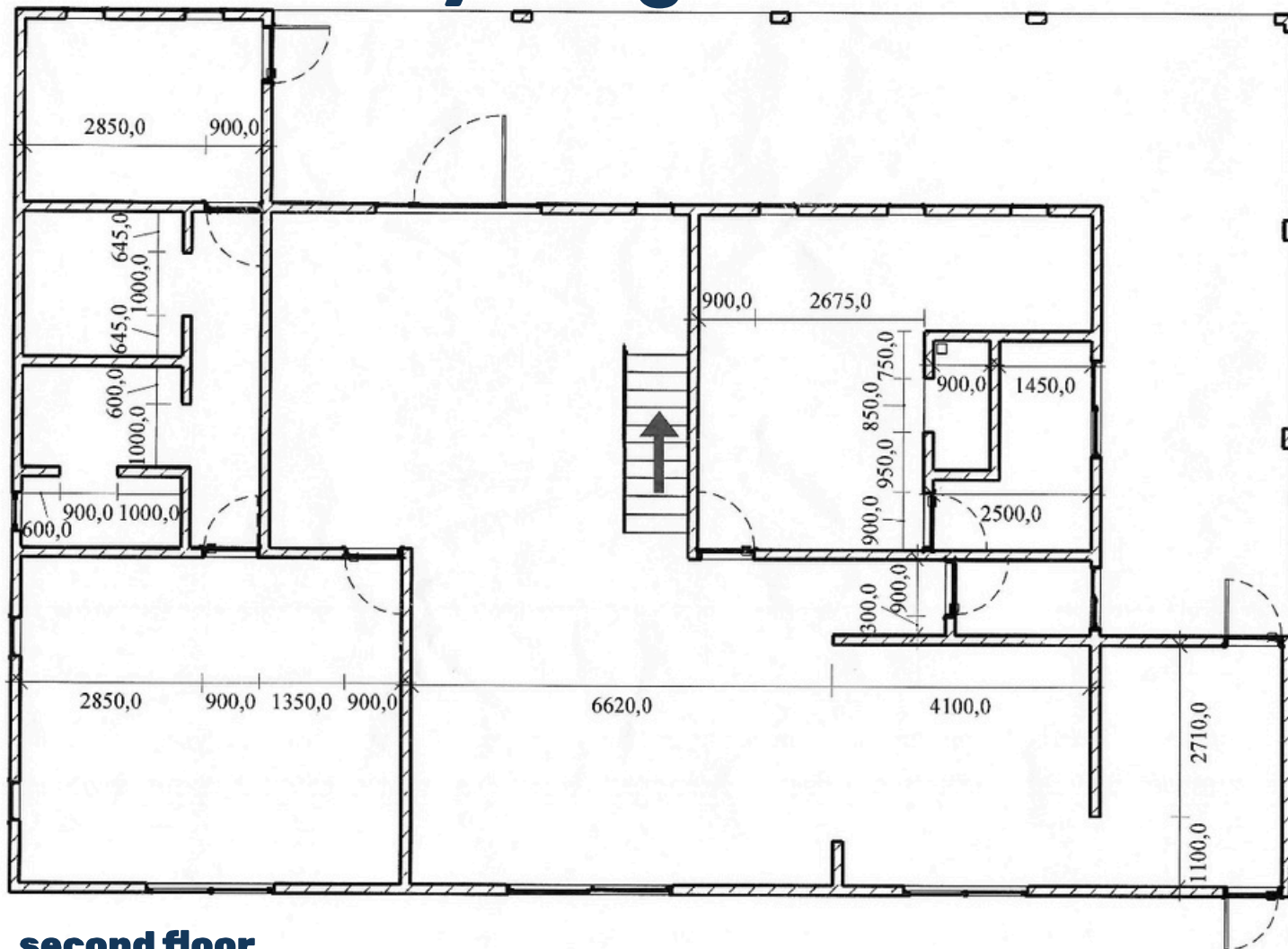
Very spacious home  
with lots of  
living space outside



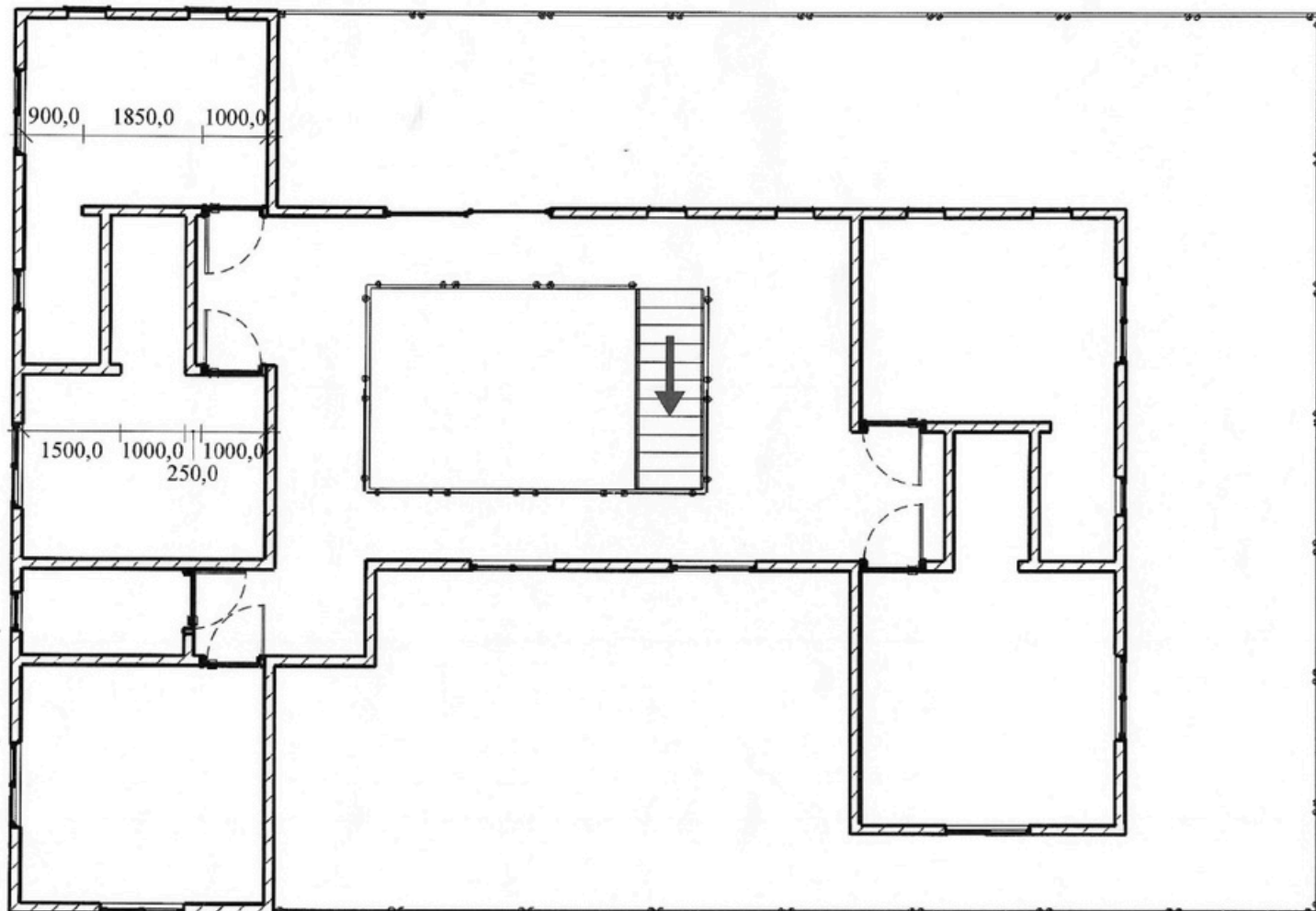


ground floor

# Kaya Begonia 2



second floor





## 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/)