



## Kaya Piedra Precioso 21A Republiek

Asking price: \$249,000.-

Buyers costs not included

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## Description

New on the market is this cozy detached 2-bedroom home in the Republiek neighborhood. With two bedrooms, one bathroom, and a combined kitchen and living room, this home is ideal for first-time buyers or as a rental property. The home sits on a 411 m<sup>2</sup> leasehold plot and offers ample parking space for multiple vehicles on the property.

#### Layout

At the front of the house, there's a porch providing access to the home. The entrance leads directly into the living room and kitchen, located on the left side of the house, creating a pleasant and cozy living environment.

To the right are the two bedrooms, separated by the bathroom. Each bedroom is equipped with sliding windows, air conditioning, built-in closets, and plenty of electrical outlets.

Through the back door at the rear of the house, you step out onto a covered porch that spans the entire width of the home. This porch is well-positioned to catch the breeze, making it a great spot to relax or have a BBQ with friends or family. The plot is bordered by a charming cactus hedge and covered with gravel.





# DETAILS ABOUT THE HOME

#### **Unique details:**

- + Practical layout
- + Expansion options on the property
- + Private parking
- + Located on a main road
- + Investment opportunities

#### **Technical details:**

Living area: 55 m<sup>2</sup> Plot area: 411 m<sup>2</sup> leasehold land







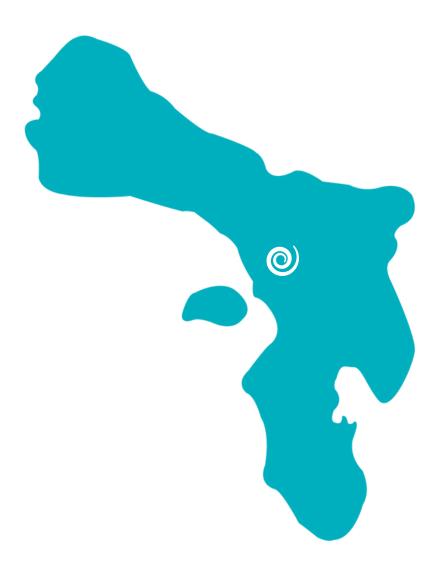












## Annual costs

Land tax (Grondbelasting) when property serves as main residence: 0,345% x value property.

Property tax (vastgoedbelasting) when property is second home: 0,91% x 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
- Registrationcosts cadastry

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

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