



# Harbourtown

REAL ESTATE



## Kaya Piedra Precioso 21A Republiek

Asking price: **\$ 249,000.-**

*Buyers costs not included*

# 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



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*Nice starter home or  
second home.*





## 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**
- **Registration costs cadastry**

**Calculate the exact costs on our website:**  
**[harbourtownbonaire.com/en/buyers-costs/](http://harbourtownbonaire.com/en/buyers-costs/)**