



Harbourtown

REAL ESTATE



Kaya Basenia 8 Nikiboko

Asking price: **\$ 325,000.-**

(Buyers costs not included)

Description

A lovely, modern family home is now for sale with Harbourtown Real Estate. Featuring 3 bedrooms, 2 bathrooms, and a spacious garden on a 473 m² leasehold lot in Nikiboko.

Layout

As you arrive at the property, you pass through the garden gate into the beautifully landscaped garden, which offers plenty of privacy. Through the front porch, you enter the home. The living room and kitchen are combined into one open space. The kitchen includes a back wall with ample storage and a kitchen island, which doubles as a seating area with barstools. It is equipped with a 4-burner gas stove and a combination microwave oven underneath.

All rooms are accessible via the hallway, with the master bedroom located at the rear of the house. This spacious bedroom includes a modern en-suite bathroom featuring dual sinks, a rain shower, and a glass shower partition. Opposite the master bedroom, you'll find another large bedroom, and to its right, a room currently used as a hobby space, which can easily be converted into a third spacious bedroom. The bathroom for these two bedrooms is located at the start of the hallway.

All bedrooms are fitted with inverter air conditioning units, and ceiling fans are installed throughout the house. Both the garden and the home are immaculately maintained, making this your dream home from the start. Through the back door, you reach a covered porch, which can be enclosed with doors on either side. However, as the doors are openwork gates, the space retains a full outdoor feel.

To the right of the house, a shaded area has been created, featuring a jacuzzi for ultimate relaxation. There is ample space to walk around the entire house and place chairs in various spots in the garden. On the left side of the property, a large gate provides access to the garden and allows for parking a car on the premises.





DETAILS OF THE HOUSE

Pro's:

- + High level of privacy
- + Parking on private property
- + Recently built home

Technical details:

- House: 1,529 sq.ft (142 m2)
- Freehold land: 5,091 sq.ft (473 m2)
- Leasehold costs: \$170.28 per year



*Newly built home (2019)
with lots of privacy.*





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/