



Harbourtown

REAL ESTATE



Waterlands Village 15 Kralendijk

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

(Buyers costs not included)

Description

This charming detached home, located in the sought-after Waterlands Village park, offers a unique investment opportunity on Bonaire. The house is ideal for both short- and long-term rentals but also perfectly suited as a permanent residence. The fully fenced park ensures a tranquil and secure living environment with no through traffic, contributing to privacy and social oversight.

Layout

Upon arrival, you immediately experience the relaxed atmosphere of this tropical setting. The beautifully landscaped garden, featuring various tropical plants, is maintained with a convenient irrigation system. In front of the house, there is a spacious, wind-cooled porch, an inviting spot for relaxation.

From the porch, you enter the home, where on the left, you'll find a comfortable seating area equipped with air conditioning. The glass sliding doors can be fully opened, allowing you to enjoy the cooling breeze. Additional windows ensure excellent air circulation. To the right, there's the kitchen, fitted with a dishwasher, an induction cooktop (updated in 2024), ample counter space, and an integrated washing machine.

The bathroom, accessible through a door on the right, is stylishly and practically designed. It features a luxurious double sink, a spacious walk-in shower, a freestanding toilet, and a window for natural ventilation.

The bedroom is located at the rear of the house and provides great comfort. With windows fitted with shutters and integrated screens, you can enjoy fresh air even with the windows closed. The bedroom also has its own door leading to a fenced private area with an outdoor shower and a small storage space. The house boasts high ceilings, which not only create a sense of space but also help keep the interior cool. The light-colored walls are subtly accented by wooden elements, such as frames, kitchen cabinets, and support beams, giving the home a warm and inviting ambiance.





DETAILS OF THE HOUSE

Pro's:

- + Private Parking
- + Shared pool
- + Vacation Rental opportunities
- + Spacious and inviting porch
- + Fully furnished
- + Gated Community
- + Pets Allowed
- + Free to rent it out yourself

Technical details:

- House: 990 sq.ft (92 m2)
- Freehold land: 1,755 sq.ft (163 m2)
- Long Lease land until: 02-17-2066
- HOA's fees: \$5,200.- per half year



Good vacation rental opportunities





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/