



Harbourtown

REAL ESTATE



Regatta Residence 43 + garage 40 Terá Kora

Asking price: \$ 395,000.-

Buyers costs not included

Harbourtown Real Estate - Kaya L.D. Gerharts 20 - Bonaire, Dutch Caribbean
Harbourtownbonaire.com - Info@harbourtownbonaire.com - Phone (+599) 717 5539

Description

Furnished bungalow with garage in a centrally located gated community with a swimming pool. This detached home features 3 bedrooms, 2 bathrooms and a spacious utility room. The private Regatta Residence park is situated in a quiet residential area near major supermarkets and the downtown Kralendijk.

Layout

At the front of the house, there is a spacious, fully covered terrace. Two sliding doors provide access to the air-conditioned living room, which includes a seating and dining area.

The generous kitchen is equipped with built-in appliances: an oven, a 4-burner gas stove and an extractor hood. Additionally, the kitchen features an island with ample drawer space, which can also be used for dining. From the kitchen, there is access to a large pantry with washing machine and door to the terrace.

A hallway in the center of the house leads to the 3 bedrooms, all equipped with air conditioning. The main bedroom has an ensuite bathroom and a built-in wardrobe. The second bedroom is of similar size and also features a built-in wardrobe. It shares a bathroom with the third bedroom, which is spacious enough to accommodate a king-size bed.

Regatta Residence is a gated community, providing a safe and secure living environment where children can play safely on the streets. The car can be parked on the private driveway next to the house or in the garage.

Home Owners Association (HOA)

Houe : 12/823rd share (4-G-2820A43)

Garage: 2/823rd share (4-G-2820A40)

The HOA fee covers the use and maintenance of the swimming pool, grounds, garden, and the communal secured entrance. The HOA fee is US\$ 220 per month. Additional information regarding the HOA is available upon request. Pets are not allowed.





DETAILS ABOUT THE HOUSE

Unique details:

- + Safe and peaceful neighborhood
- + Very close to the swimming pool
- + Detached home
- + Low monthly HOA fee
- + Includes inventory and garage
- + Freehold land

Technical details:

- Built area: 133 m2
- Share in HOA: 14 / 823rd
- HOA costs: \$ 220 / month
- Pets are not allowed



Gated community







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/