



# Harbourtown

REAL ESTATE



## Kaya Saturnus 39D

Belnem

Asking price: **\$ 395.000,-**  
(Buyers costs not included)

---

Harbourtown Real Estate - Kaya L.D. Gerharts 20 - Bonaire, Caribisch Nederland  
Harbourtownbonaire.com - Info@harbourtownbonaire.com - Tel (+599) 717 5539



# Description

This modern 2-bedroom, 2-bathroom home from 2013 is located in the popular Belnem neighborhood. The house has two floors. The living room with an L-shaped kitchen is situated on the ground floor, while the two bedrooms, each with a private bathroom, are on the first floor. A private garden with plenty of palm trees, a covered porch, and a private jacuzzi complete the tropical ambiance. This property is ideal as an investment for long-term rental or as a permanent residence.

## Lay-out

Through the hallway, you enter the spacious living room with an open kitchen. The bright interior is fully tiled with sand-colored floor tiles, giving the house a tropical character. Large windows with shutters allow a refreshing breeze to flow through the home. From the living room, you step onto the porch, which is covered with palm leaves and features a garden table. The private jacuzzi in the garden is perfect for relaxing with a drink after dinner. A gazebo with two lounge chairs enhances the vacation-like atmosphere. The L-shaped white kitchen is equipped with a built-in oven, ceramic stove and dishwasher, offering ample storage space in both upper and lower cabinets. The high-quality windows on the garden side provide plenty of natural light. The living room features a designer ceiling fan that is rust-resistant. Two large windows near the kitchen can be fully opened, allowing for excellent ventilation while cooking. Behind the kitchen, there is a separate toilet.

A staircase leads to the first floor, where both bedrooms are located. The villa includes a master bedroom with an en-suite bathroom, toilet, and a French balcony. There is also a second spacious bedroom, suitable for two people, with its own private bathroom and toilet. Both bedrooms, like the living room, are equipped with designer ceiling fans. Outside, there is a spacious storage room of approximately 5 m², which houses the washing machine and the control panel for the solar panels. On the side of the house, the former space for gas cylinders has been converted into a storage area for diving equipment.

There are a total of four detached villas, each with its own tropical garden. This home, however, also features a private jacuzzi adjacent to the open garden room terrace. The entire property is walled, making it safe for small children or pets. Villa Azul 39D has a spacious private parking area at the front.





# DETAILS ABOUT THE HOUSE

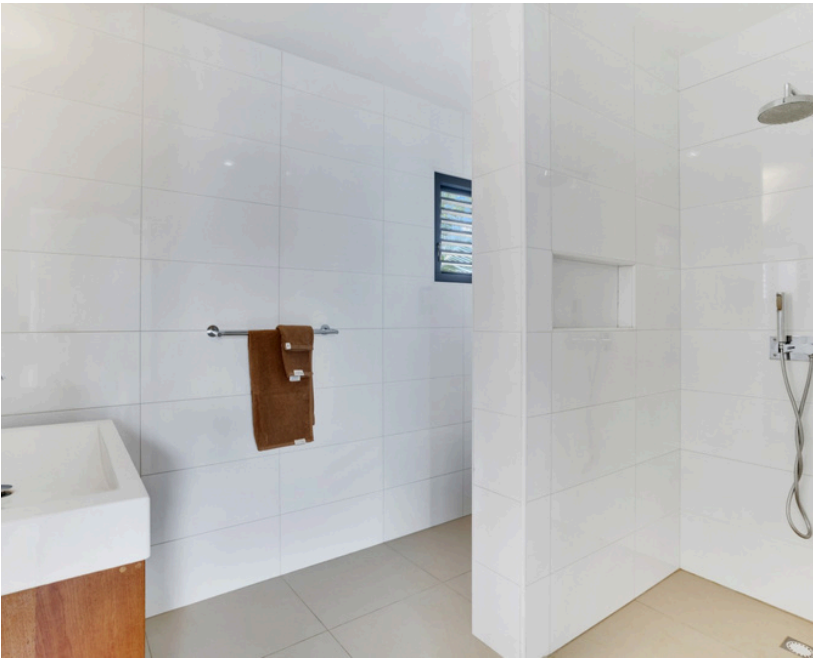
## **unique features:**

- + Modern home
- + Solar panels
- + Private jacuzzi
- + High level of privacy and low level maintenance
- + Recently paved street

## **Technische details:**

- Living area: 118 m2
- 110v en 220v connections
- Lease hold land





*Spacious house in a very popular area*





## 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/](http://harbourtownbonaire.com/en/buyers-costs/)