

EST.  1989

# Harbourtown

REAL ESTATE



## Kaya Sirena 9 A21 Kralendijk

Asking price: **\$ 479,000**  
(buyers costs not included)

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# Description

Brand new detached villa with 3 bedrooms and 2 bathrooms on freehold land near downtown Kralendijk and 0,4 mile (600 meters) from the ocean. This home has a living area of 1,324 sq.ft (123 m<sup>2</sup>) and is ready for its first residents. No ABB is due anymore, but transfer tax applies.

## Layout

At the front, there are two spacious parking spaces, and the garden is fully fenced. Ideal for residents with children or pets. The property features two entrance gates and a covered entryway. The garden is entirely covered with white gravel.

Upon entering the home, you arrive at a U-shaped kitchen. This kitchen includes a bar area and is equipped with a composite countertop and high-quality European built-in appliances. At the back of the house, the living room offers a view of the porch and backyard. A sliding door provides access to the covered terrace. From this terrace, you can also reach the laundry/storage room, which has a connection for a washing machine.

From the living room, a hallway leads to the three bedrooms and two bathrooms. The first bathroom is also located in this hallway. The two guest bedrooms are positioned side by side at the front of the house. The main bedroom features a walk-in closet-space and an en-suite bathroom with a luxurious double sink and a rain shower. All bedrooms are fitted with energy-efficient inverter air conditioners.

At the front, the house has a traditional 120 cm-high Caribbean natural stone wall, providing both privacy and a luxurious appearance. The flooring throughout the home is tiled with tiles of 24''x 24'' (60x60 cm). The aluminum exterior windows are anthracite-colored, complementing the roof tiles beautifully.

This new residential area features an elegant entrance with a natural stone wall. Two additional luxury villas are currently being built at the front of Sirena Residence, and the entire project is expected to be completed by the end of the year. The property at Kaya Sirena 9 A21 has never been occupied and is waiting for its first residents.



**Sirena  
Residence**





# DETAILS OF THE HOUSE

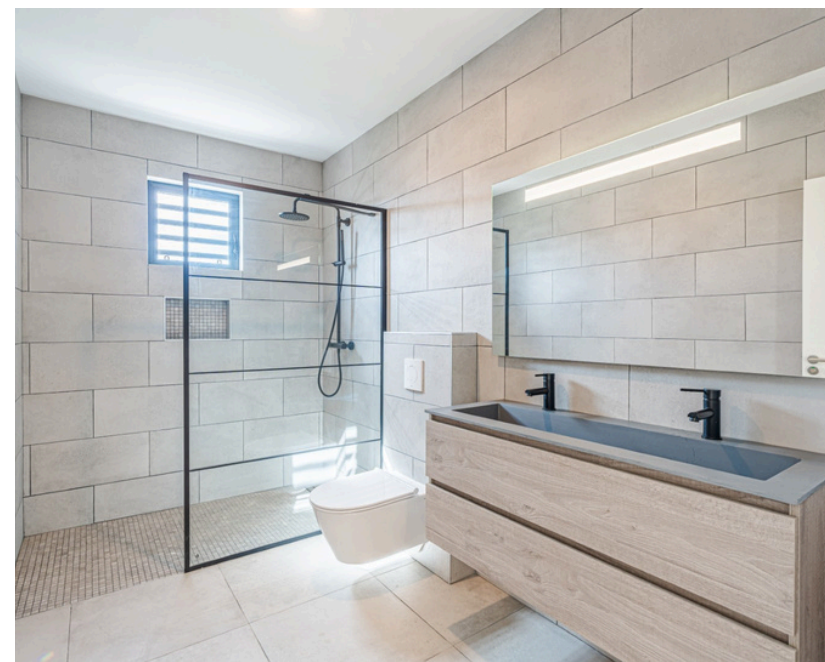
## **Unique details:**

- + Newly build house (completed 2025)
- + Garden with white gravel
- + Fully cobbled residential area
- + Freehold land
- + Immediately available

## **Technical details:**

- Living area: 1,324 sq.ft (123 m<sup>2</sup>)
- Freehold land: 428 m<sup>2</sup>
- 1/35th share HOA: \$50/month
- 3 bedrooms + 2 bathrooms
- 220v connections





*This house is waiting  
for her first residents*





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