

EST.  1989

Harbourtown

REAL ESTATE



Lagoen Hill 54A

Lagoen

Asking price: **€ 450,000.-**
(buyers costs not included)

Description

This charming home, built in an authentic style, features 2 bedrooms, 2 bathrooms, and a spacious magnesium pool, situated on freehold land, all nestled in the tranquil neighborhood of Lagoen Hill. The mature garden, overlooking a palm tree nursery, offers exceptional privacy. At the rear of the property, multiple porches and verandas provide the perfect setting to relax and enjoy the peaceful surroundings.

Lay-out

Built in 2008, this home is situated in a well-established residential area with paved roads. Located in the quieter, back section of the neighborhood, it benefits from minimal traffic. Upon entering the property, you are welcomed by tall palm trees and vibrant tropical plants.

Inside, the hallway leads to two spacious bedrooms, each with an en-suite bathroom and toilet. The guest bathroom is also accessible from the living area, making it convenient for visitors. All traditional air conditioning units were replaced in 2023.

The rear of the home features a compact yet airy living room with high ceilings and an open staircase leading to the mezzanine. The original kitchen, with solid wood elements and a light-colored countertop, includes a utility room with a washing machine connection and extra storage. Hot water is supplied via a boiler in the utility room. A sliding door seamlessly connects the living area to the covered porch.

The generous mezzanine, with a total floor area of 47 square meters (506 square feet), provides ample space for a home office, extra storage, or even an additional bedroom.

The magnesium pool, measuring 5 by 4 meters, is perfect for relaxing with friends and family. A second porch on the left side of the house further extends the living space and is ideally positioned to catch the breeze. The mature garden, filled with native plants and trees, is equipped with a drip irrigation system connected to gray water.

In short, this well-maintained and move-in-ready home is a beautiful blend of traditional charm and modern comfort.





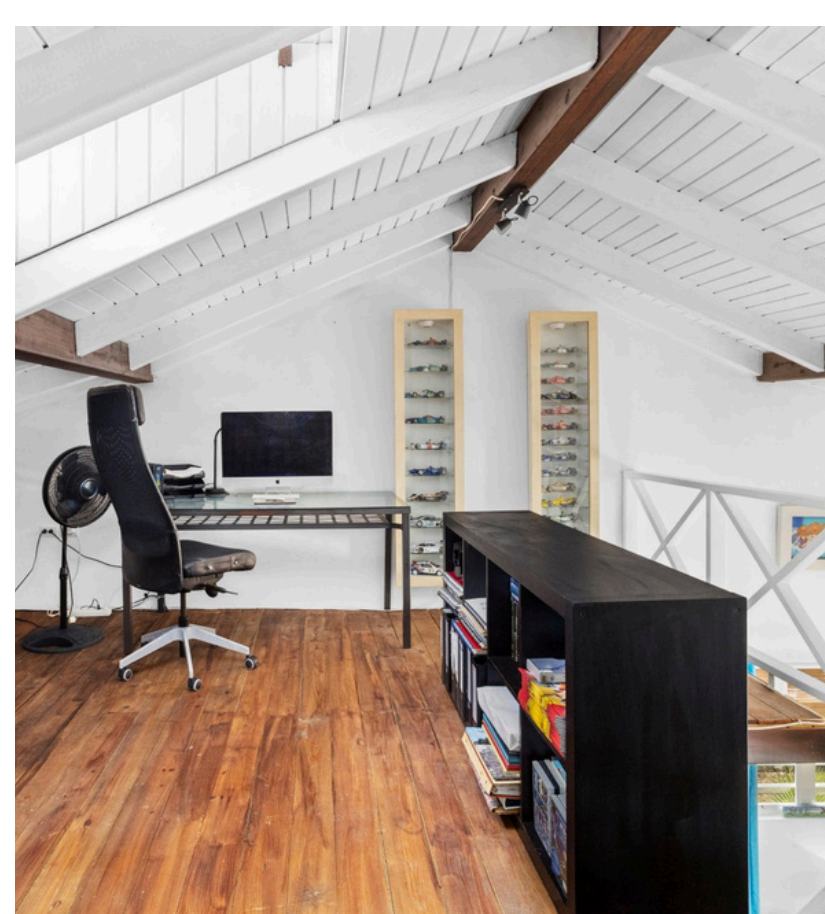
DETAILS ABOUT THE HOUSE

Unique aspects:

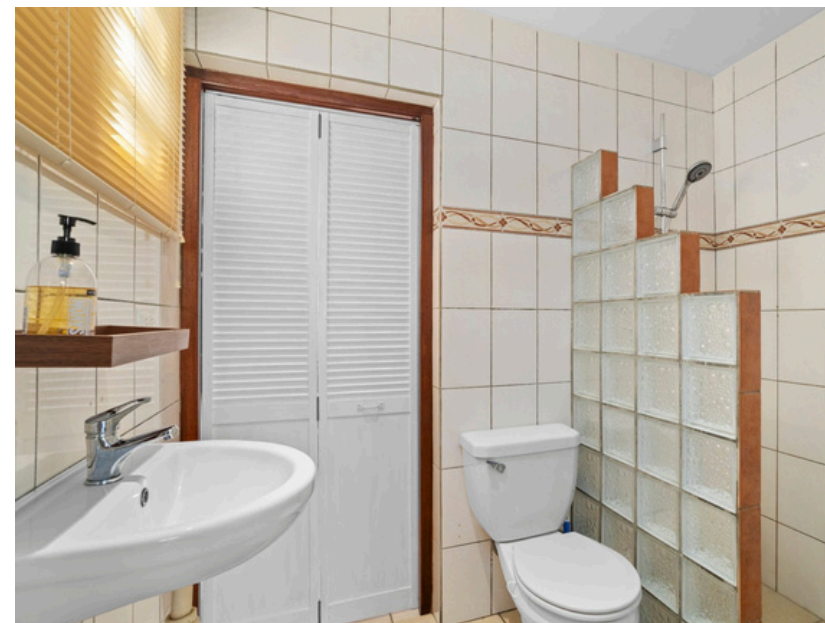
- + Traditional Bonairean-style home
- + Freehold land
- + Magnesium pool
- + Multiple inviting porches
- + Mature garden with fully grown palm trees

Technische details:

- Built area: 113 m² (1,216 sq. ft.)
- Lot area: 686m² (7,384 sq. ft.)
- Freehold land



*Lovely house facing
the wind*





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/