

Harbourtown

REAL ESTATE



Kaya Den Haag 7 Aquarius Residence Hato

Asking price: \$ 1,625,000.

Description

Exceptional investment opportunity.

Aquarius Residence is a well-maintained complex featuring 12 fully furnished apartments, offering a combined living space of approximately 770 m². With strong projected net operating income, the property delivers an attractive 7.75% CAP rate.

Investment highlights

5 × 1-bedroom apt: appr. \$ 1,000/month

4 × 2-bedroom apt: appr. \$ 1,350/month

2 × studios: appr. \$800/month

1 × 2-bedroom house: appr. \$1,500/month

Layout

Extensively renovated in recent years, Aquarius Residence is fully future-proof. At full occupancy, the projected rental income for 2026 is \$162,534. Over the past decade, the property has consistently achieved a 97% occupancy rate, combined with stable and reliable returns.

The residence is situated on 1,840 m² of leasehold land. Upon entering the gated property, units are positioned on both sides, each with private parking directly in front of its own porch. Three additional apartments are centrally located, accessible from both sides via pathways leading to the swimming pool.

All interiors were completely updated around 2015, ensuring modern comfort throughout. Amenities include a swimming pool and a shared laundry facility, enhancing convenience for residents. Aquarius Residence provides a secure and welcoming environment. An electric gate, combined with surveillance cameras, contributes to a strong sense of safety and a harmonious community atmosphere.





DETAILS ABOUT THE COMPLEX

- + Leasehold land
- + Well maintained & furnished
- + Private parking and separate laundry room
- + Communal pool
- + Spacious apartments

Plot size: **19,805 sq. ft.(1.840 m2)**

Built area: **8,288 sq. ft. (770m2)**

Property type **Long lease land**

Number of units:**12**

Cadastral data: **4-A-125 + 126**



Stylish
Comfortable
Safe





Annual costs

Land tax (Grondbelasting)
when property serves as main residence:
0,345% x value property.

Property tax (vastgoedbelasting)
when property is second home:
0,91% x 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/